Development Control Committee B – 29 April 2015

ITEM NO. 4

WARD:	Clifton	**CONTACT OFFICER:**	Charlotte Sangway
SITE ADDRESS:	2-16 Clifton Down Road Bristol BS8 4AF		

APPLICATION NO:	14/04500/F	Full Planning
EXPIRY DATE:	26 January 2015	

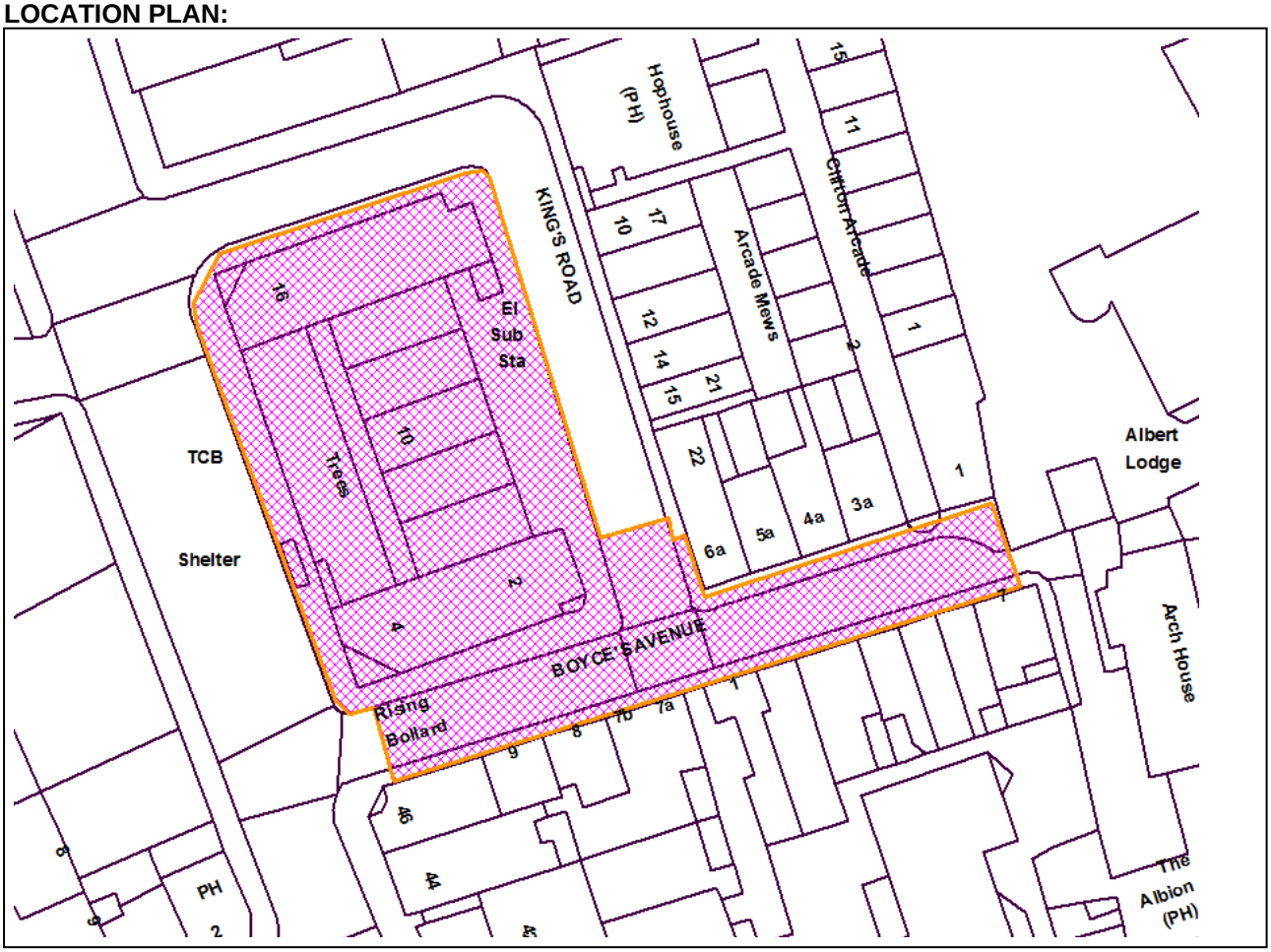
Demolition of existing building and redevelopment of site comprising retail floor space (A1 and A3), 14 residential apartments (C3) and ancillary uses. (Major application).

RECOMMENDATION: Refuse

AGENT:	Tetlow King Planning Unit 2 Eclipse Office Park High Street Staple Hill Bristol BS16 5EL	**APPLICANT:**	THAT Clifton Company Ltd 6A St. Pancras Way London NW1 0TB

The following plan is for illustrative purposes only, and cannot be guaranteed to be up to date.

LOCATION PLAN:



Development Control Committee B – 29 April 2015
Application No. 14/04500/F: 2-16 Clifton Down Road Bristol BS8 4AF

SUMMARY

The application has been referred to Committee by Ward Member Councillor Janke if recommended for approval or refusal on the basis of the conservation area impacts, parking matters and residential amenity matters.

The application proposal relates to an island site in the centre of Clifton Village formerly occupied by a small parade of shops. The building was altered to enable use as a temporary ice rink over the Christmas period but is now vacant and the site is fenced off. Prior to this, in 2013 consent was granted for the demolition of the building and the redevelopment of the site and this permission remains valid until 2018. The current situation is that no permission exists for the demolition of the building unless in relation to a scheme of redevelopment.

The application is for the demolition of the existing building and redevelopment of the site for a mixed use development set over seven floors, two of which are below the road level. The proposal comprises eight commercial units and 14 residential apartments with 15 car parking spaces in the basement accessed via a car lift. No affordable housing is proposed. The proposal includes the funding and installation of an area of public realm improvements (level surfacing) to Boyce's Avenue only- it does not include resurfacing for King's Road.

Pre-application community involvement was carried out by the applicant and is detailed in the submitted Community Involvement Statement. Publicity and consultation as part of the application elicited 21 representations and 16 comments in objection on the following grounds: the number, mix, type of commercial units; size and design; materials; lack of affordable accommodation, inadequate bin storage, pedestrianisation issues, overlooking and loss of trees.

The key considerations of this application are: lack of affordable housing provision, the mix of commercial units, urban design matters, residential amenity and the provision of public realm improvements.

It is the view of officers that the proposals are acceptable in all respects, with the exception of the proposed design of the scheme. Officers are unable to support the proposals on design grounds and recommend refusal of the application.

SITE DESCRIPTION AND BACKGROUND

The site is located on the north eastern side of Clifton Down Road and comprises an island site within Clifton Village bordered to the north and east by Kings Road, by Boyce's Avenue to the south and by Clifton Down Road to the west.

The application site currently comprises a 1960's two storey flat roofed brick and concrete building, which previously contained 6 no. individual units at ground floor level with ancillary storage at first floor. The ground floor retail floorspace previously extended to approximately 650 square metres (gross external). An ancillary storage area is contained within the first floor to serve the ground floor units, which has a gross external floorspace of approximately 560 square metres. At the rear of the building is a servicing/parking area, which is occupied by parked cars during retail opening hours, refuse bins and an electricity substation. On street along Clifton Down Road to the front of the site is a bus stop and taxi rank.

The building was altered between November 2014 and January 2015 for use as a temporary ice rink with ancillary skate hire and bar facilities. This use has now ceased and the building is vacant. Heras fencing with a mesh wrap has been erected to screen the site and includes signage notifying pedestrians that businesses in Kings Road remain in operation. The applicant has advised that more

formal hoardings will be installed following demolition of the remaining structure.

The consent for the alteration and use of the building as a temporary ice rink did not allow for the total demolition of the remaining structure on the site following the closure and removal of the ice rink, although the principle of the demolition has already been accepted under previous planning permissions. Extant consent 13/00783/LC (see 'Relevant Planning History' below) is valid until July 2018 and permits the demolition of the building only in connection with a valid redevelopment scheme for which a contract for redevelopment exists. Changes to the planning system since that consent was granted mean that separate consent is no longer required for demolition and thus the current planning application includes demolition.

The permission for the ice rink use (14/05253/X) included the removal of 2no. silver birch trees (covered by Tree Preservation Order 939) and a contribution was secured towards their replacement within the area and in the knowledge that any redevelopment scheme would also include landscaping to the Clifton Down Road frontage.

The Clifton Village Residents Parking Scheme is now in operation and includes permit parking bays to Boyce's Avenue, 'No waiting' restrictions to King's Road and 'No waiting/ No loading' restrictions on Boyce's Avenue. Servicing of the application site and surrounding buildings takes place from the street.

The site is located within the Clifton Conservation Area and is in close proximity to a number of listed buildings, which are predominately mid to late Georgian in style including the adjacent Grade II* Listed Mortimer House to the north, the terrace of buildings to the east fronting King's Road and onto the Clifton Arcade, Nos. 7, 8 and 9 Boyce's Avenue, Nos. 40-46 Regent Street and Nos. 1-8 Rodney Place/ Clifton Down Road.

The site is within the designated Clifton 'Town Centre' and within the designated primary shopping area within this Centre. Surrounding the site, the commercial units at 8-16 King's Road and within the Clifton Arcade are within the designated secondary shopping frontage (all designations referenced are by the Site Allocations and Development Management Policies Map).

RELEVANT PLANNING HISTORY

There is a lengthy planning history on this site, which is summarised below, listed chronologically by application reference number in order of the most recent first:

14/05253/X- Variation of condition number(s): 1, 8, 10 for planning permission 14/03697/F - the remove reference to demolition, to alter the proposed hours of operation and list of approved plans condition. GRANTED 27 November 2014.

14/03697/F- Demolition of existing building and redevelopment of site comprising temporary ice rink and associated uses. GRANTED 24 September 2014.

14/03470/PREAPP- Demolition of building and erection of a development comprising mixed A1, A2, A3 and A5. 14 flats (C3) above with associated landscaping, art and car parking. Major Application. CLOSED 15 August 2015.

13/00780/F & 13/00783/LC- Demolition of existing building and redevelopment of site comprising retail floor space (Use Classes A1, A2 and A3), 14 residential apartments (Use Class C3), open space, car parking, ancillary servicing and new access arrangements, together with alterations to the highway. (Major Application) and concurrent application for the demolition of the building (LC). GRANTED 10 July 2013. Both permissions were granted for a five year period and therefore remain extant and can be implemented until 10 July 2018.

12/04597/PREAPP- Pre-application enquiry for the demolition of existing building and redevelopment of site comprising retail floorspace (use classes A1, A2, A3), 14 residential units, open space, car parking, ancillary servicing and new access arrangements together with alterations to the highway. CLOSED 5 February 2001

10/01775/F & 10/01776/LC- Demolition of existing building and redevelopment of site comprising retail floorspace (Use Classes A1, A2, A3), office floorspace (Use Class B1), open space, car parking, ancillary servicing and new access arrangements together with alterations to the highway. GRANTED by Committee 30 July 2010 for a period of five years.

09/02900/PREAPP- Re-development of site - Demolition of existing building and erection of new terrace for retail, office & restaurant use. CLOSED July 2009.
05/01283/LC - Demolition of Existing Buildings - WITHDRAWN 6 July 2005

05/02674/F & 05/02675/LC - Demolition of existing building and construction of new building comprising both retail ground floor and 22 no. residential flats on the first, second and third floors, with parking provided at basement level. REFUSED 6 January 2006 and 12 August 2005 respectively

The application was refused at the Development Control (Central) Committee on 04.01.2006 for the following reasons (summarised):

1. The reduction in the number of retail units proposed at the site, combined with the overall reduction in the quantum of floorspace for retailing purposes (classes A1, A2, A3) and associated ancillary activities would undermine the retail function of the local centre.

2. The proposed building because of its height, mass, bulk and relationship with the adjacent buildings would represent an incongruous feature within the street scene on Clifton Down Road, which has a detrimental impact on the contribution which the site makes towards the character and appearance of this part of the Clifton Conservation Area.

The demolition application (for Conservation Area Consent) 05/02675/LC was refused on the basis pf the absence of an acceptable redevelopment scheme.

APPLICATION DETAIL

The application proposal is for demolition of the existing building and redevelopment of the site for a mixed use development set over seven floors, two of which are below the road level. The proposal comprises eight commercial units and 14 residential apartments laid out as follows:

00- Basement floor level- 15 parking spaces, plant room, Unit 1 (lower floor), cycle parking.
01- Lower ground floor level- Unit 0 sales area and back-up areas. Plant room. [A1 and A3]
02- Ground floor 02- Unit 1 upper floor. [A1 and A3]
03- Ground floor 03- Unit 8, Unit 4, Unit 5, Unit 2 (lower floor), substation, bins stores. [A1 and A3]
04- Upper ground floor 04 (accessed via upper walkway) - Unit 7 and Unit 6. [A1]
05- Upper ground floor 05- Unit 8, Units 2, 4 and 6 (upper). [A1 and A3]
First floor- 6 apartments (1 to 6)
Second floor- 6 apartments (7 to 12)
Third floor- 2 apartments (13 and 14)

No affordable housing is proposed.

COMMUNITY INVOLVEMENT

A Community Involvement Statement has been submitted and is supplemented by the Planning Statement.

i) Process

A workshop consultation event was carried out at the site for key stakeholders (6 representatives attended) following a public drop-in exhibition, which over 180 individuals attended. Further follow-up took place. The key points raised are as follows:

- Concerns regarding the proposed supermarket (and opening hours) and further restaurants;
- Support for increasing the retail frontage along Boyce's Avenue;
- Concerns regarding fewer small units;
- Design comments;
- Construction issues;
- Traffic management;

The Bristol Neighbourhood Planning Network has commented on the scheme that "Good community involvement has continued with the latest proposal."

ii) Fundamental Outcomes

The applicant considered the feedback in finalising the scheme and included changes to the scheme in the Design and Access Statement.

EQUALITIES ASSESSMENT

During the determination of this application due regard has been given to the impact of this scheme in relation to the Equalities Act 2010 in terms of its impact upon key equalities protected characteristics. These characteristics are age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation. Overall, it is considered that the approval of this application would not have any significant adverse impact upon different groups or implications for the Equalities Act 2010. In this case the design and access to the development have been assessed with particular regard to disability, age and pregnancy and maternity issues.

RESPONSE TO PUBLICITY AND CONSULTATION

A site notice and press notice were issued and 357 neighbours were consulted by individual letter. Further consultation via individual letter was carried out on the revised plans for a 14-day period.

21 representations have been received to the proposals on the following grounds:

General matters:

- Construction management and impact on trade;

Objections:

- Number, size and mix of commercial units (a supermarket is not needed);
- Size of the development, which would be over dominant and would block light;
- Unsympathetic, dull and bland design without local character;

- Use of cor-ten steel;
- Confusing frontage (array of ramps and stairs) and loss of public space to the frontage;
- Lack of affordable accommodation;
- Inadequate bin storage for retail uses;
- Highways disruption and noise due to delivery lorries;
- The proposals should include pedestrianisation around the site;
- Overlooking of properties across King's Road;
- Loss of existing trees on the site;

Bristol Civic Society commented (in summary) on the initial proposals (prior to the revisions) stated that they accept the scale and massing and welcome the proposed retail activities. However they are particularly disappointed with the Clifton Down Road frontage and the loss of trees. The proposed landscaping does not compensate for the loss of open space. The upper floors do little to reflect the character of the Conservation Area and are out of keeping with neighbouring buildings. The proposal would be harmful to the character of the Conservation Area. (See background papers).

Clifton and Hotwells Improvement Society objects (in summary) that there are only two small retail units provided to the rear and a supermarket is not required in this location. The building is larger than that consented and would appear over dominant in this context. The prominent frontage is messy with a confusing array of ramps and stairs. The two side wings dominate the pavement and are highly glazed and would likely be covered with advertising. There is no public space provided and the bin storage proposed for the retail units is inadequate. The opportunity to create a lively and exciting retail space has been missed, the proposal us a dull and badly designed restaurant complex. (See background papers).

The Bristol Tree Forum objects regarding the loss of trees from the site.

OTHER COMMENTS

The City Design Group raised objections to the application and recommend refusal of the application. See background papers for details. Key Issue (C) below refers.

English Heritage commented that the application should be determined in accordance with national and local policy guidance and on the basis of Bristol City Council specialist conservation advice.

The Transport Development Management Team raised no objections to the proposals subject to conditions.

The Landscape Team raised no objections to the proposals subject to conditions.

The Nature Conservation Team raised no objections to the proposals subject to conditions.

The Police Crime Prevention Design Advisor raised no objections to the proposals but made a number of security recommendations.

The Pollution Control Team recommended conditions.

The Contaminated Land Team raised no objections subject to conditions.

The Air Quality Team raised no objections to the proposals.

The Flood Risk Team seeks details of the drainage strategy for the site via condition to demonstrate how the proposal would reduce discharge and run off rates.

RELEVANT POLICIES

National Planning Policy Framework – March 2012

Bristol Core Strategy (Adopted June 2011)

BCS5	Housing Provision
BCS7	Centres and Retailing
BCS9	Green Infrastructure
BCS10	Transport and Access Improvements
BCS11	Infrastructure and Developer Contributions
BCS13	Climate Change
BCS14	Sustainable Energy
BCS15	Sustainable Design and Construction
BCS16	Flood Risk and Water Management
BCS17	Affordable Housing Provision
BCS18	Housing Type
BCS20	Effective and Efficient Use of Land
BCS20	Effective and Efficient Use of Land
BCS21	Quality Urban Design
BCS22	Conservation and the Historic Environment
BCS23	Pollution

Bristol Site Allocations and Development Management Policies (Adopted July 2014)

DM1	Presumption in favour of sustainable development
DM3	Affordable housing provision: smaller sites
DM7	Town centre uses
DM8	Shopping areas and frontages
DM10	Food and drink uses and the evening economy
DM15	Green infrastructure provision
DM17	Development involving existing green infrastructure
DM19	Development and nature conservation
DM23	Transport development management
DM26	Local character and distinctiveness
DM27	Layout and form
DM28	Public realm
DM29	Design of new buildings
DM31	Heritage assets
DM32	Recycling and refuse provision in new development
DM33	Pollution control, air quality and water quality
DM34	Contaminated land
DM35	Noise mitigation

Supplementary Planning Guidance
Clifton & Hotwells Conservation Area Character Appraisal

Bristol City Council Climate Change and Sustainability Practice Note (December 2012)
Bristol City Council Space Standards Practice Note (July 2011)
Bristol City Council Affordable Housing Practice Note

KEY ISSUES

(A) WOULD THE PROPOSED DEVELOPMENT BE ACCEPTABLE IN LAND USE TERMS?

The principle of a mixed use scheme for residential use in addition to retail, financial and professional services and cafes/ restaurants (Use Classes A1, A2 and A3) was established under previous consent 13/00780/F and is acceptable.

(B) WOULD THE DEVELOPMENT MIX AND AMOUNT OF DEVELOPMENT BE ACCEPTABLE?

Residential mix and affordable housing

The proposal is for 14 residential flats at the first, second and third floors of the development, as per the extant planning consent 13/00780/F. However, the proposal now involves a revised mix of residential units comprising 4 no. three-bedroom flats and 10 no. two-bedroom flats (consent 13/00780/F was for 5 no. three-bedroom units, 2 no. two-bedroom units and 7 no. one-bedroom units).

National and local planning policy (BCS18 of the Core Strategy) seek the provision of a mix of housing types, sizes and tenures within developments and in relation to the locality to meet objectives for securing mixed and balanced communities. The proposed development includes a mix of residential unit sizes and while it does not incorporate smaller one-bedroom units, the existing balance of housing within Clifton is already weighted heavily towards smaller units due to the subdivision of larger properties. The 2011 Census indicates that the average household size in Clifton is 2.3 (compared to 2.4 for the City overall). The proposed mix of residential units is concluded to be acceptable.

Affordable housing requirements

Policy DM3 states that residential developments comprising 10- 14 dwellings should make an appropriate contribution towards the provision of affordable housing on-site, or where on-site provision cannot be practicably achieved, as an equivalent financial contribution. In the Inner West area of the city where the site is located, the requirement is for 20% affordable housing. It goes on to state that where scheme viability may be affected, developers will be expected to provide full development appraisals to demonstrate an alternative affordable housing provision.

The applicant argues that the provision of any affordable housing on this site would render the development unviable and has submitted a full viability appraisal for consideration. The Council has consulted an independent assessor to advise on this appraisal. Having reviewed the details including the build costs plan, the assessor has advised that while the build costs are high, they can be accepted as reasonable to achieve a good quality, high specification in this location with resultant high sales values.

In summary: It is the view of officers that the viability appraisal submitted provides reasonable justification that the scheme cannot support any affordable housing provision.

Commercial units

Extant consent 13/00780/F was for 15 units offering around 1200 sqm of retail (Use Classes A1, A2, A3) floorspace. It was granted subject to a restriction that the proportion of A3 café/ restaurant uses would not exceed 30% of the commercial floorspace with no less than 50% of the commercial floorspace to be used for A1 retail purposes. The reason was to safeguard the residential amenity of adjacent premises occupiers and the retail function of Clifton Village.

The current application proposes a similar overall amount of commercial floorspace but instead proposes 8 units with a balance of 58% A1 retail use and 42% A3 use.

The applicant argues that the additional provision of A3 floor area is not to the detriment of the provision of A1 retail space because the current proposal includes more usable floorspace, whereas the extant scheme includes unusable floorspace such as basement storage under the A1 use. This argument is noted by officers, although it is unclear how the applicant has defined useable floorspace when comparing the extant and current schemes. The view of officers is that basement storage space is still important and useable space when considering retail function and in addition, that the currently proposed scheme also includes commercial floorspace with the basement and lower floors of the development.

The site is within a primary shopping area where local policy states that retail shop uses should predominate (Core Strategy Policy BCS7). While the proposal would be more closely balanced between A1 retail uses and A3 café/restaurant uses than the previous scheme, the information submitted demonstrates that retail (A1) uses would continue to predominate. On 15 April changes to the planning system came into force to permit the change of use of A1 (retail) premises to A3 (cafés/ restaurants)/ A2 (financial and professional services) subject to much more limited criteria that do not include an assessment of impact on retail function. In the event that an approval is given, a condition removing permitted development rights from the development to ensure that any future change of use would be subject to a full assessment of the balance of units, would be considered necessary.

The proposal to allow a greater proportion of A3 uses has been fully considered and would be acceptable on residential amenity grounds. Should approval of the application be granted, appropriate conditions relating to hours of use and use of outside areas would be necessary.

Local comments on the proposals include objections to the inclusion of a supermarket within the proposals. However no distinction is made within the planning system between supermarkets and other retail shops- both uses are within Use Class A1 (retail) of the Use Class Order.

<u>Summary</u>

The proposed mix of both residential units and commercial units is deemed by officers to be acceptable and wholly policy compliant.

(C) WOULD THE PROPOSED DEMOLITION AND REDEVELOPMENT BE ACCEPTABLE IN DESIGN TERMS, WOULD IT SAFEGUARD THE CHARACTER AND APPEARANCE OF THE CLIFTON CONSERVATION AREA AND WOULD IT PRESERVE THE SETTING OF RELEVANT LISTED BUILDINGS?

The Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities (LPAs) in considering whether to grant planning permission for development to have special regard to the desirability of preserving the setting of listed buildings and their features of special architectural and historic interest (Section 66 (1)). In addition, for development within a conservation area the Act requires LPAs to pay special attention to the desirability of preserving or enhancing the character or appearance of that area (Section 72 (1)) and those matters have to be given considerable importance and weight.

These requirements are supported by other national and local policy objectives (The National Planning Policy Framework and Planning Practice Guidance, Core Strategy BCS22 and Site Allocations and Development Management Policy DM31.

Demolition

Removal of the existing building particularly given its current state/ condition and its replacement is welcomed in principle given the identification of the existing building as a negative feature within the Clifton and Hotwells Conservation Area Character Appraisal and has already been established as acceptable under previous consents.

The existing character of the area

The character of the Clifton and Hotwells Conservation Area is varied, however it is largely defined by excellent Georgian architecture and particularly so in this specific locality. Most of these Georgian buildings present a very clear and attractive architectural approach that could be referenced in a contemporary way and the Georgian sense of proportion and scale is particularly a distinctive part of this local character.

The traditional buildings and terraces which immediately neighbour the site vary in scale with buildings to the north and opposite the site along Clifton Down Road tending to be larger buildings set in generous width plots with the front elevations set behind deep landscaped front garden areas. Immediately to the south and east of the application site the density of development is higher with a tighter urban grain with regimented terraces of relatively narrow individual buildings. These buildings have a strong rhythm to their respective elevations derived from a consistent vertical emphasis and hierarchy in the fenestration emphasised by the use of features such as pilasters, raised parapets and chimneys to roofs. Other local features include the use of string courses or cornices, in a variety of forms to tie the appearance of individual terraces and buildings together.

Historic maps of the area reveal that historically a three storey terrace of properties existed on the site with elevations aligned fronting Kings Road.

Comparison between the extant and current scheme

The proposed redevelopment scheme adheres to the extant consent 13/00780/F in design terms in a number of ways- principally in terms of the footprint, layout, height and general form. However, there are a number of key differences in the design of the current proposal when compared with the extant consent, as summarised below:

- A more simplified and contemporary design approach overall- in particular a move away from the terraced built form previously consented and the use of brick on the King's Road elevation, instead introducing a rusticated Bath stone treatment to the ground floor levels and proposing cor-ten steel cladding to the projecting ground floor level element on Clifton Down Road;
- A less regular, formal shopfront pattern/ design to the King's Road elevation due to the incorporation of fewer small shop units on this frontage and the inclusion of servicing accesses;
- A move away from a diminishing window sizes towards the upper floors on all elevations and a change in the ration between window openings to solid, blank wall;
- Amendments to the roof level including the omission of the green roof to the main building, the clock tower and the supporting pillars and the addition of a large, blank plant enclosure.
- Removal of the green wall to King's Road and arched walkway through the site;
- Inclusion of a scheme of public realm improvements to Boyce's Avenue;

Summary of officer response

Officers remain disappointed that the application design does not meet the potential of this site and the quality of the surrounding context. The scheme falls short of the architectural quality expected for

this prominent site in the Clifton and Hotwells Conservation Area that is surrounded by listed buildings and excellent examples of Georgian architecture. The extant consent was accepted as an appropriate response to this context while the current application represents a retrograde step in design terms.

Officers have met with the applicants to make clear these concerns and have sought amendments to the scheme in order to ensure an acceptable design solution for this site. This process has led to the submission of the plans before Members for consideration. While an improvement to the original proposals under this application, officers consider that the proposals have not gone far enough to addressing these issues and remain unacceptable in design terms.

Officers therefore remain unable to support this proposal for the reasons set out below.

Design assessment and policy

Local policy states that development will be expected to deliver high quality urban design and to contribute positively to an area's character and identity, creating and reinforcing local distinctiveness (Policy BCS21). Policies DM26 and DM29 set out criteria for the ways in which development should achieve these aims.

While taking into account the significant benefits of redevelopment of this site, it is the view of officers that the current proposal fails to meet a number of these criteria as follows:

(a) By failing to respect or restore the local pattern and grain of development, including the historical development of the area;

The proposed development is an 'island' site surrounded by roads on all sides allowing public views of each elevation, though views of some elevations are more extensive than others (Clifton Down Road). The front (Clifton Down Road) elevation is treated differently in architectural terms than the rear (King's Road) elevation. The 'side' elevations have an ancillary character.

The proposed Clifton Down Road elevation is broken down into four substantial vertical blocks of different widths with a formal, regular window pattern while the proposed King's Road elevation is a single unbroken elevation without vertical delineation. All elevations have a horizontal banding separating the lower and upper floors with rusticated stone at the lower levels.

As set out above, the historic pattern of development on this site was a three-storey terraced development. The extant scheme consented under 13/00780/F represented a scale and design of building on the site more akin to the historic terraced development on this site and the surrounding context.

The current proposal relates most closely to the large, terraced properties opposite across Clifton Down Road in terms of the use of Bath stone with rustication to the lower levels. However, the King's Road elevation fails to respond to the surrounding grain, rhythm and pattern of development in terms of its architectural arrangement, particularly the lack of any vertical delineation and the proportion of the various architectural elements. The Clifton Down Road elevation is more successful in this sense but still fails to satisfactorily take account of the local character in terms of the scale and proportions of features. In addition, the development is read mainly in relation to the narrower terraces surrounding it rather than the buildings opposite, and the contrast would be readily perceived.

(b) By failing to respond appropriately to the scale, massing and proportion of existing buildings, to reflect locally characteristic architectural styles, rhythms, patterns, features and themes taking account of their scale and proportion and arranged in a coherent way that contributes positively to the overall design approach of the building.

The nature of this island site means that the full depth and bulk of the buildings can be perceived. As stated above, the proposed development would be viewed most closely in relation to the surrounding narrow terraced buildings rather than the larger terraces buildings opposite, a relationship that would emphasise the mass and unbroken bulk of the proposed development.

In addition, on the Clifton Down Road elevation, the disposition and size of windows at the upper floors and lack of other features leads to a uniform and monotonous appearance. In addition to this, the proportion of solid blank walls to window openings emphasises the bulk of the building. The windows are relatively narrow in width with large areas of blank wall in surround compared with the typical surrounding Georgian architecture. There isn't a clear relationship between the fenestration on the top floor, the middle floor and the lower floor in terms of position or size and scale leading to a confused appearance. There is no overall coherence vertically. This split between top, middle and bottom is also seen in the material treatment of the walls. Some vertical breaks have been included into the front elevation at the suggestion of the City Design Group but the proposal still reads as three separate horizontal portions which are bulky and monolithic in appearance. This monolithic appearance is emphasised by the long, unbroken/unrelieved roofline which is itself emphasised by the brise soleil.

The same problem is seen on the rear, King's Road elevation with there being no unifying scheme to the top, middle and bottom sections of the building, which read as three separate entities. The scale, size, shape and disposition of the windows lead to a confused appearance. There is also a lack of vertical delineation to temper the scale and mass of the block – a poor contrast to attractive terrace of Listed Buildings on the opposite side of the road. In contrast the proposed scheme would appear overbearing and unsympathetic in terms of scale and visual interest – this would be detrimental to the character of King's Road. In particular, the ground floor level of the King's Road elevation, which will be most prominent from the public realm, has a random arrangement of shopfront openings and service accesses that would appear at odds with the very formal nature of the surrounding streets and their very regular pattern of shopfronts.

The location of a large and visible plant enclosure on the roof of the proposed development raises concern about visual impact and the potential impact upon the character of the Conservation Area and also the setting of the adjacent Grade II* building (Mortimer House). The plant enclosure is a blank volume on the roof that comes out to the parapet edge over King Street and would be prominent in views towards the site south down Clifton Down Road. The applicant has made some effort to reduce the extent of the structure but it is still prominent and adds to the overall impression of bulkiness. At present the enclosure appears as an afterthought rather than part of an integrated whole.

In summary, the scale, massing, shape and form as well as skyline/roofline proposed are unsympathetic to local character and the design fails to present a visually organised scheme that is well-proportioned and provides visual interest. The scheme of bland and overly bulky in its architectural arrangement and fails to create local distinctiveness by incorporating local patterns, features and themes within the overall design approach.

(c) By failing to employ high quality, durable and sustainable materials of an appropriate texture, colour, pattern and appearance that contribute positively to the area

The building is proposed to be constructed from Bath stone, a material that is in keeping with the character of the area, although the use of a single material combined with the architectural treatment and composition of the proposed design, serves to increase the sense of the unbroken mass of the building.

However, the applicant proposes also to use cor-ten steel for a large area of a prominent part of the development at ground floor level. While there is no opposition to contemporary treatments if justified as a valid response to local character and identity; there is no obvious link in the use of cor-ten steel

to local character. The applicant has referenced Bristol's industrial heritage but there is no obvious connection between cor-ten steel and Bristol's past and there is no link to the built heritage of Clifton. cor-ten steel may also result in undesirable rust staining of the surrounding pavements.

It is the view of officers that the proposed cor-ten material would be unacceptable in this context and would harm the setting of the adjacent Grade II* listed Mortimer House. Should Members be minded to recommend approval of this scheme, officers would recommend that a condition be attached requiring an alternative material to be agreed.

Heritage assets

There is limited description of local heritage assets in the application material. The Heritage and Design and Access Statement provides a general description of the historic character of the area but does not describe the surrounding Listed Buildings including the Grade II* Mortimer House, the Grade II buildings on King's Road and the Grade II buildings on Boyce's Avenue.

Given that proposed development will have an impact upon the setting of these designated heritage assets some description of these assets, their setting, the impact of development and any mitigation if appropriate would be expected.

The impact upon the setting of Mortimer House was raised at a meeting with the applicant with reference to the plant enclosure shown on the roof of the proposal and the use of cor-ten steel in particular. There is also concern that the elevation proposed for King's Road relates poorly to the existing buildings on the east side of this street. Both matters are mentioned above.

In conclusion, considerable weight and special regard has been given to the impact of the development on the significance of designated heritage assets, the harm that would be caused to these heritage assets and the desirability of preserving the setting of adjacent listed buildings and the character of the conservation area. The public benefits of the proposals in terms of providing additional housing and making efficient use of land in this sustainable location do not outweigh the harm caused to the Conservation Area and the setting of the listed buildings. The proposals would fail to be in accordance with Sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Section 12 of the National Planning Policy Framework, Bristol Core Strategy Policy BCS22 and Policy DM31 of the Site Allocations and Development Management Policies Document.

Summary

While the benefits of removing the existing building and redeveloping the site are recognised, it remains that the proposed scheme of redevelopment fails to contribute positively to the area's character and identity, creating and reinforcing local distinctiveness resulting in a bland and overly bulky architectural approach that would contrast poorly with the surrounding built form.

Officers believe they have worked proactively with the applicant to seek design improvements to the scheme in order to achieve a standard of design that is fitting of this prominent, major development site within one of the city's most important heritage settings. However, despite clear guidance on these matters, it is the view of your officers that the proposal continues to fall short of the high quality design sought in the city and particularly within this setting.

The public representations received in relation to this application (including comments from the Clifton and Hotwells Improvement Society and the Bristol Civic Society) support this position.

The proposal fails to comply with national and local policy relating to design for the reasons set out above and represents a missed opportunity to achieve an exemplary, high quality development that

creates and reinforces the local character of the area. Officers remain unable to support the proposal in design terms.

(D) WOULD THE PROPOSAL SAFEGUARD THE RESIDENTIAL AMENITY OF NEIGHBOURING OCCUPIERS AND WOULD IT ENSURE SATISFACTORY AMENITY FOR FUTURE RESIDENTS?

Neighbouring residents

The application proposal relates closely to extant consent 13/00780/F in terms of the height, footprint and layout of the development in relation to neighbouring properties and is therefore concluded to maintain an appropriate relationship with surrounding properties such that their residential amenity would be safeguarded and no unacceptable impacts in terms of overlooking, overbearing, enclosure or overshadowing would occur.

The closest facing relationship of the development is with residential properties opposite across King's Road. However, the separation distance between the development and these properties remains as consented under permission 13/00780/F and while the number of windows is slightly higher, it is broadly comparable and concluded to be an acceptable relationship despite the concerns raised by the owner of several of these flats. Design changes mean that the building line on Clifton Down Road is set slightly further towards the road than previously, but this would still allow an appropriate separation distance from facing properties.

A roof top plant enclosure is now proposed to serve the commercial units. Noise impacts are a consideration in terms of the impact on neighbouring occupiers , however officers are satisfied that in the event of an approval, that this can be satisfactorily controlled via condition and the applicant would need to demonstrate that the plant proposed would not have any harmful noise effects and to mitigate any impacts accordingly.

Two private terraces are proposed at the third floor level to provide outdoor amenity space for future residents of the respective apartments, and these are deemed to be appropriate in terms of their size and relationship with neighbouring properties with regards to noise and overlooking impacts. To Boyce's Avenue (Nos. 8 & 9) the terrace would face only one small window at the upper floors and judging by its size/ location this appears to be a secondary window and thus no objection is raised. Screening would be required to a small section of terrace fronting King's Road to prevent overlooking opposite and can be secured via condition.

A formal outside seating area is proposed in relation to one of the units fronting Clifton Down Road, which is intended for restaurant use. This arrangement was included under existing consent 13/00780/F and was controlled by a condition restricting the hours of use of the A3 restaurant use to 08.00 Monday to Saturday and 09.00 to 22.00 on Sundays. It is recommended that the same condition be imposed in the event that Members approve the proposal.

Future occupiers

The proposed residential apartments all meet the Council's minimum residential space standards and would have a good outlook and living environment that would ensure that the amenity of future residents would be acceptable.

Summary

The residential amenity of neighbouring residents would be safeguarded subject to conditions and satisfactory provision is made to achieve a good standard of amenity for future residents.

(E) WOULD THE PROPOSED DEVELOPMENT SATISFACTORILY ADDRESS TRANSPORT, HIGHWAYS AND MOVEMENT ISSUES?

Current highways restrictions

The Clifton Residents' Parking Scheme has very recently been implemented in this area and includes permit parking bays to Boyce's Avenue, 'No waiting' restrictions to King's Road and 'No waiting/ No loading' restrictions on Boyce's Avenue. Servicing of the application site and surrounding buildings currently takes place from King's Road.

In addition, a system of temporary bollards has been implemented by the Council at the request of local traders and is installed at the junction of Boyce's Avenue and Clifton Down Road and at the junction of Boyce's Avenue and King's Road daily between 10am and 6pm, effectively pedestrianising Boyce's Avenue. King's Road is two-way and can be used during those hours, though turning is limited to smaller vehicles only and there is no access to Boyce's Avenue at all times. The 'No Waiting' restrictions along King's Road allow for loading/ unloading activities.

Servicing

A taxi rank and bus stop flank the site on Clifton Down Road and therefore loading/ servicing cannot take place from that side of the site. This situation is as per the extant consent 13/00780/F. A Servicing Management Plan has been submitted with the application and states that the end occupier intended for the largest unit is Sainsbury's supermarket, which will likely require larger vehicles. The Plan outlines that servicing would take place as follows, either:

(a) Between 10am and 6pm (when Boyce's Avenue is pedestrianised): via vehicle no larger than a transit van only, via Clifton Down Road to King's Road, with vehicles turning and exiting the same way.

(b) Outside the hours of 10am to 6pm (when Boyce's Avenue is open to traffic): via any vehicle up to an 11m rigid vehicle (for manoeuvring reasons) from Clifton Down Road, along Boyce's Avenue to King's Road. A tracking diagram indicates that this manoeuvre would not cause a hazard. A condition is recommended requiring compliance with the Servicing Management Plan to ensure that large vehicles would not be used. The applicant has confirmed this to be a condition of the supermarket's (and other commercial occupiers) contracts.

Refuse/ recycling storage

Satisfactory provision is made for refuse and recycling storage for both residential and commercial uses at ground floor level. Commercial refuse collection may be required on a more frequent basis given the storage space available, however as private contractors are used to collect commercial waste, this is easily achieved. The residential and commercial bin stores can be accessed directly from the street and bins would not need to be left on the pavement at any time- a condition to this effect is recommended to ensure compliance.

Car parking- proposed

15 car parking spaces (including 3 wheelchair accessible bays and motorcycle parking) are proposed within the basement accessed via a car lift from the northern arm of King's Road and can be accessed at all times from Clifton Down Road/ King's Road directly. Satisfactory space for manoeuvring/ passing is available and the proposed level of car parking meets the relevant Local Plan standards.

While this development may cause some increase in traffic, it is concluded that the road network can withstand such an increase and that the parking management measures in the area are sufficient to avoid a hazard being created. Residents of the new development may not be eligible for residential

parking permits on the basis that the development includes dedicated parking and an advice note is recommended to advise this.

Cycle parking

Residential cycle parking (28 spaces) is provided within the basement and accessed via a dedicated lift or the car lift and cycle parking and 6 Sheffield stands (12 spaces) are proposed within the public realm around the site to serve the commercial units (customers and staff). These proposals exceed the Local Plan standards for cycle parking.

Public realm

The application proposal includes the installation and funding of a new level surface to Boyce's Avenue to improve the public realm around the site and to provide increased opportunities for ground floor uses to spill-out into the street at times when this space is pedestrianised. The scheme relates only to Boyce's Avenue and does not extend around the entirety of the site.

The proposal is a level surface scheme (i.e. without separate, raised pavements). However to the north side of Boyce's Avenue and east side of King's Road at the junction, kerbs would be raised a small amount (60mm) to provide a buffer from vehicles to retail units that have existing canopies in these locations.

The proposals would not affect the Residents' Parking Scheme restrictions already in place. The details shown on the proposed layout plan would be acceptable for planning purposes and a section 278 highways agreement would be needed to finalise the details to an engineering standard to ensure that implementation would be satisfactory standard and could be maintained by the Highways Authority.

The funding and provision of this improved area of public realm by the applicant is welcomed and will contribute towards objectives to increase activity and spill-out within this area. It is disappointing that the developer is unable to fund a similar treatment to the remainder of King's Road; however it would not be possible to require this provision through the application.

Dialogue with the Neighbourhood Partnership (NP) has taken place and officers are of the view that should the provision of the remaining area of public realm (i.e. to King's Road) be deemed a necessity by the NP that this could be delivered using funds devolved from the Community Infrastructure Levy (CIL). It would be for the NP to take up this opportunity in the event of an approval. Conditions would be required relating to the details of the resurfacing scheme and timing for its provision.

Should consent be granted, a condition would be required in the event that one or both parts of the public realm improvement scheme are not taken forward to ensure that any damage to the pavement around the site be reconstructed and repaired by the developer to the satisfaction of the Highway Authority to ensure satisfactory pedestrian facilities around the site.

Construction management

Traders around the site have raised concerns regarding disruption to their businesses during construction and have sought specific restrictions to control the highways impacts of the process. In particular, they have sought the movement of the bus stop and taxi rank to allow a construction compound on Clifton Down Road and a restriction on vehicles entering Boyce's Avenue and King's Road. These details can be secured via a Construction Management Plan condition and would need to be discussed in detail with the relevant highways team.

Summary

There are no objections on highways grounds.

(F) WOULD THE PROPOSED DEVELOPMENT ADDRESS SUSTAINABILITY AND CLIMATE CHANGE POLICY OBJECTIVES?

The submitted Energy and Sustainability Strategy states that the scheme will achieve Code for Sustainable Homes Level 4 and BREEAM rating 'Very Good'.

Solar photovoltaic panels are proposed to the roof of the development and heat pumps to serve the retail units, which would meet the 20% reduction in carbon dioxide emissions for the residential uses but only 16% for the retail uses. The Statement says that stipulations to reduce the energy requirement of the retail units is therefore required and can done via a tenant fit-out guide.

On balance, this is concluded to be acceptable and appropriate conditions would be required should approval be granted.

(G) ARE THERE ANY OTHER MATERIAL CONSIDERATIONS?

Land contamination

Officers are satisfied that in the event of an approval that this matter can be dealt with via appropriate conditions.

Flood risk and sustainable drainage

There are no objections on flood risk grounds and officers are satisfied that should permission be granted, that sustainable drainage requirements can be dealt with via condition.

Tree replacement

The removal of the trees formally located at this site were dealt with through the consents for the recent ice rink and a financial contribution towards their replacement has already been paid. The landscaping scheme includes replacement tree proposals and would be acceptable.

Nature Conservation

Officers are satisfied that, as set out above, this matter can be dealt with via appropriate conditions and advices notes.

CONCLUSION

The merits of the scheme are recognised and given due weight by officers in terms of the removal of the existing negative building and the redevelopment of this site for new commercial uses and residential accommodation, making more efficient use of land in a sustainable location.

However, your officers consider that this proposal fails to comply with national and local policy relating to design for the reasons set out above and represents a missed opportunity to achieve an exemplary, high quality development that creates and reinforces the local character of the area.

It is the view of your officers that the proposals would be acceptable in all other respects as set out above.

COMMUNITY INFRASTRUCTURE LEVY

How much Community Infrastructure Levy (CIL) will this development be required to pay?

The CIL liability for this development is £171 973.43.

RECOMMENDED REFUSE

The following reason(s) for refusal are associated with this decision:

Reason(s)

1. The proposed development would be unacceptable by reason of its failure to deliver high quality urban design and to contribute positively to the Clifton Conservation Area's character and identity, creating and reinforcing local distinctiveness. The proposals would fail to enhance the elements of the Clifton Conservation Area that contribute to its special character and appearance.

   Specifically, the development would fail to: respect or restore the local pattern and grain of development, including the historical development of the area; to respond appropriately to the scale, massing and proportion of existing buildings; to reflect locally characteristic architectural styles, rhythms, patterns, features and themes taking account of their scale and proportion and to be arranged in a coherent way that contributes positively to the overall design approach of the building. It would fail to ensure that all of the materials proposed would be high quality and of an appropriate texture, colour, character and appearance that would contribute positively to the area.

   The proposals would be contrary to Section 7 of the National Planning Policy Framework, Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policies BCS21 and BCS22 of the Bristol Core Strategy and Policies DM26, DM29 and DM31 of the Site Allocations and Development Management Policies document.

   The proposals would also fail to preserve the setting of the adjacent nearby listed buildings of and would fail in this respect to be in accordance with Section 12 of the National Planning Policy Framework, Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy BCS22 of the Bristol Core Strategy and Policy DM31 of the Site Allocations and Development Management Policies document.

BACKGROUND PAPERS

Air Quality	5 December 2014
Urban Design	4 December 2014
Transport Development Management	18 December 2014
Contaminated Land Environmental Protection	18 December 2014
Flood Risk Manager	5 December 2014
Historic England	28 November 2014
Crime Reduction Unit	18 November 2014

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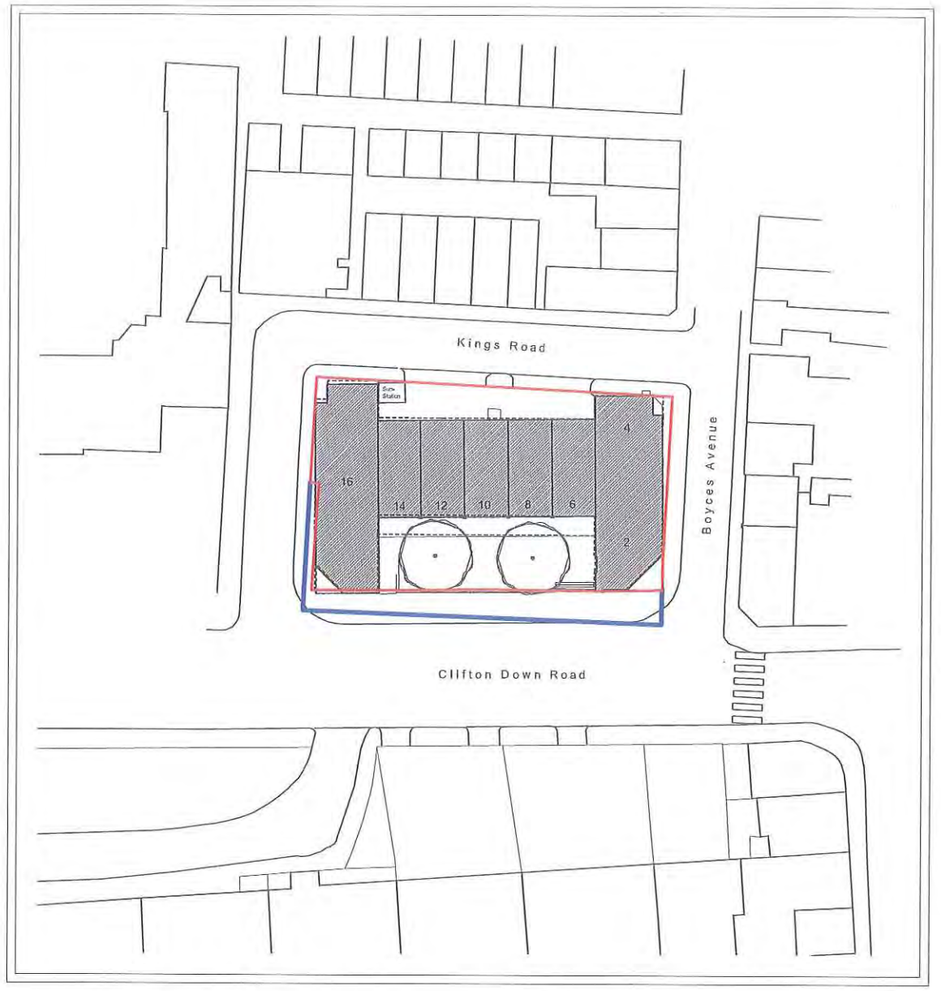
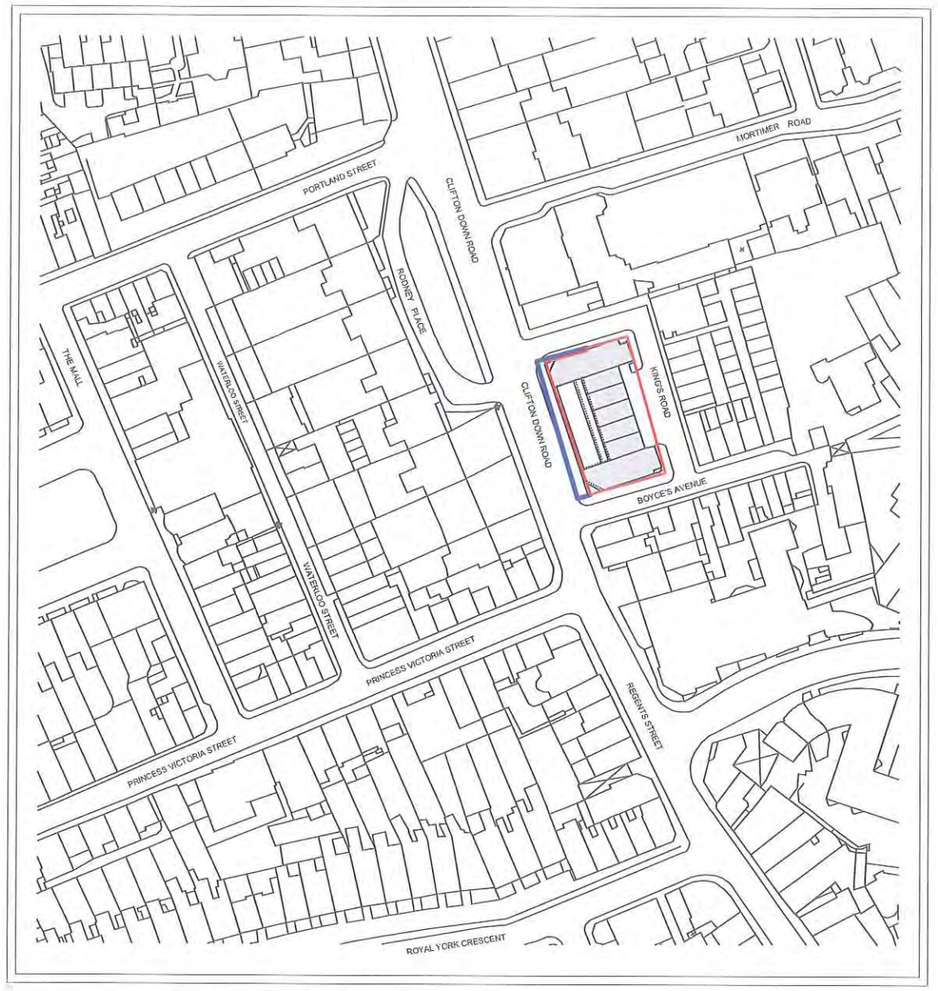


Block Plan 1:500

0 2.5 5 10 15 20 25 37.5 50
Meters



Location Plan 1:1250

0 5 10 20 50 100
Meters

Revisions	

WOODWARD ARCHITECTURAL PRACTICE
Tel : 0117 973 5690 Fax : 0117 923 8060

project
2-16 Clifton Down Road
Clifton Village, Bristol (2013)

drg
Location & Block Plan
Existing

scale
Var

Jan 2013

611-80 / 1001

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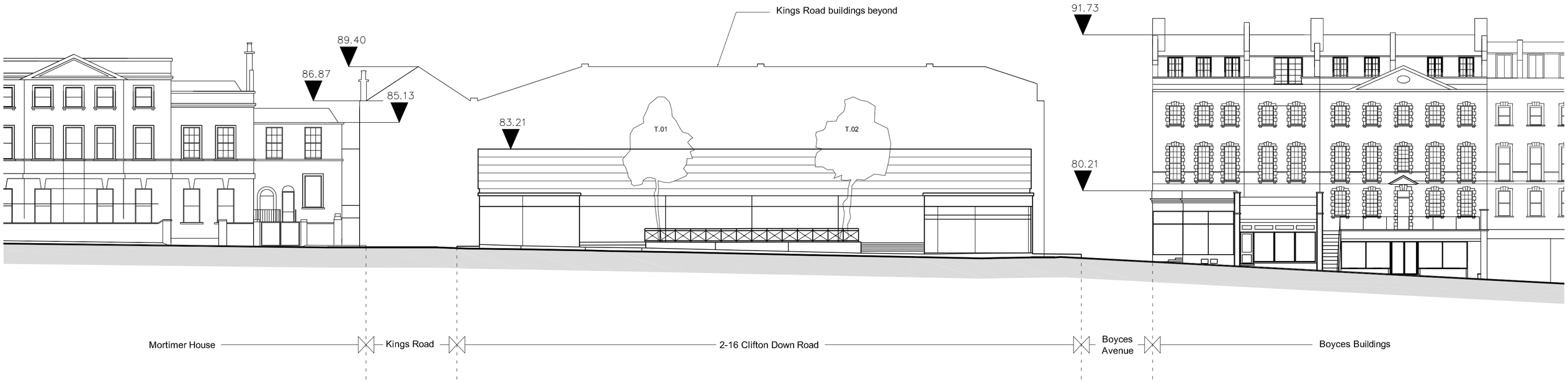
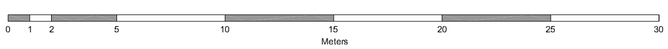




Revisions

WOODWARD ARCHITECTURAL PRACTICE
Tel : 0117 973 5690 Fax : 0117 923 8060

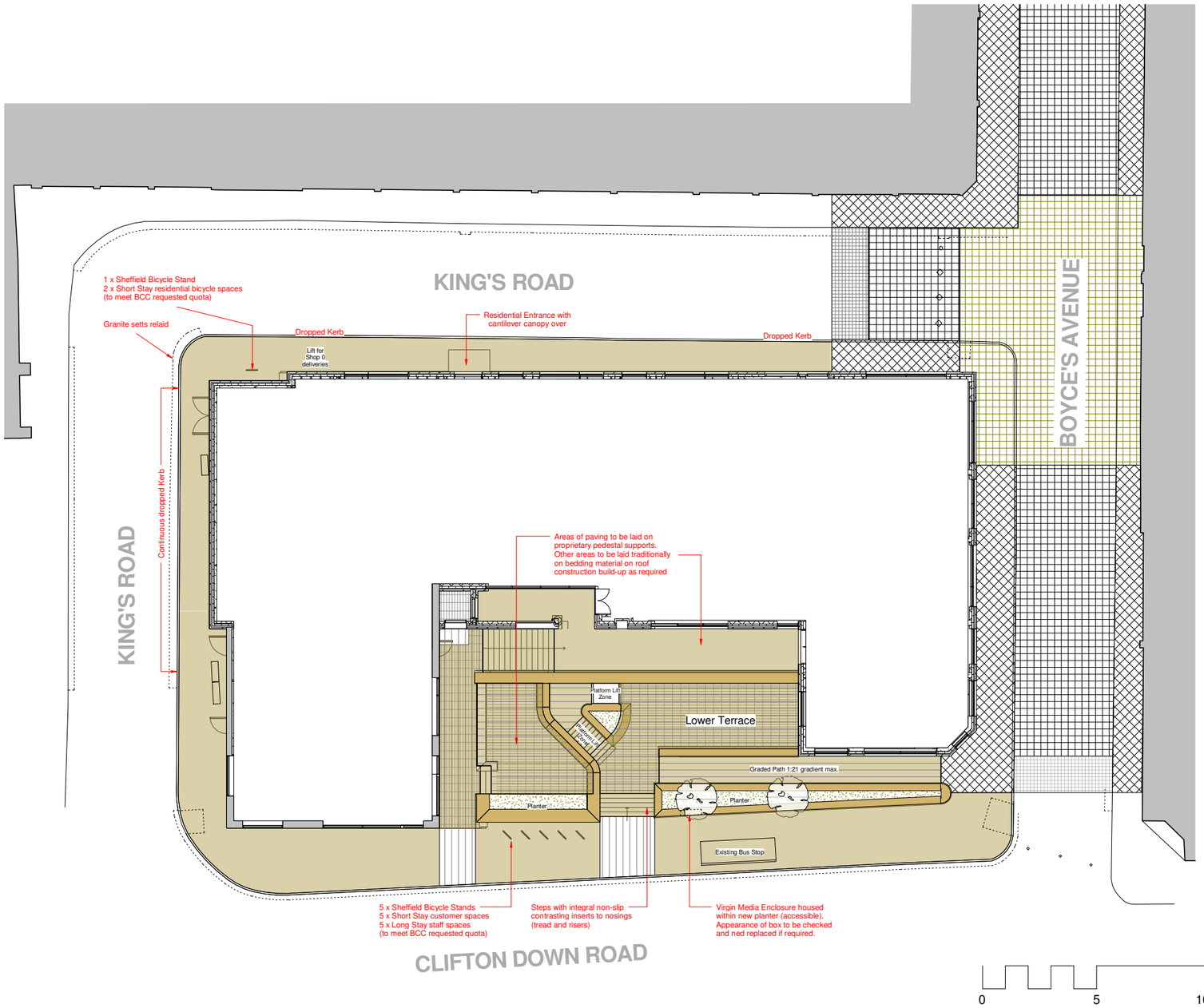
project
2-16 Clifton Down Road
Clifton Village, Bristol (2013)

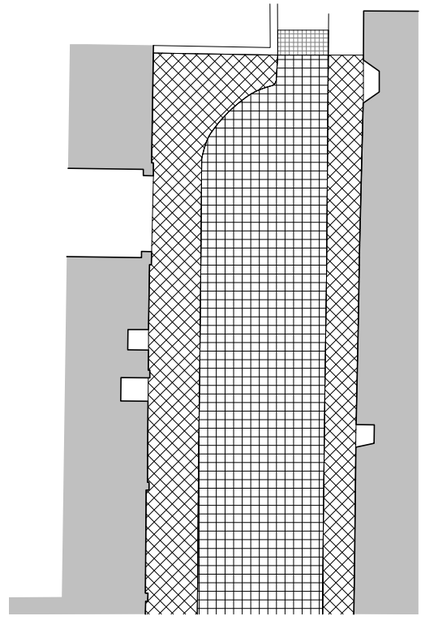
drg
Clifton Down Road Elevation
Existing

scale
1:200

Jan 2013

611-80 / 1004





Key

- Paving to public realm
- Paving to retail areas
- Bath stone copings
- Block paving - burn ocre - 90°
- Block paving - harvest - 45°
- Block paving - harvest - 90°
- Granite sett ramp

For details of highways/ shared surface design refer to TPA's report & proposals, including drawings & specification for tender

For hard and soft landscaping details refer to Landscape designers statement and details

All Highways area details are indicative

Notes

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Rev	Date	Init	Notes	Chkd
F	20-03-15	WK	Paving bonds revised, pedestrian paving extended, granit sett ramp to east end of Boyce's Ave amended, notes revised	PB
E	04-02-15	WK	Terrace areas updated, additonal cycle stand shown, notes	PB
D	14-11-14	GJ	DRAFT issue to assist with tender information by others	PB
C	10-10-14	GJ	Updated annotations to platform lifts	PB
B	26-08-14	GJ	Updated with query notes	GJ
A	22-08-14	GJ	Updated to reflect latest building scheme and latest topographical survey	GJ

North

Client

Drawing Originator

AWW inspired environments
London - 7 Birchin Lane, London, EC3V 9BW 020 7160 6000
Bristol - Rivergate House, Bristol, BS1 6LS 0117 923 2535
Plymouth - East Quay House, Plymouth, PL4 0HN 01752 261 282
RIBA Chartered Practice www.aww-uk.com

Project Title
Clifton Down Road

Drawing Title
Block Plan Proposed

Scale	Sheet	Drawn	Checked	Date
1 : 125	A1	GJ	PB	09-07-14

Status	Project No.	
PLANNING	3396	
Drawing Reference	Drawing No.	Revision
	1100	F

3000 West Building Elevation Proposed
1 : 100

3000 East Building Elevation Proposed
1 : 100

Materials Key

1 Bath Stone - ashlar smooth rubbed down finish
2 Bath Stone - ashlar smooth rubbed down finsih with feature recessed banding
3 Corten Steel Facade
4 PPC aluminium windows/curtain walling dark grey [4a - solid alum spandrel panel]
5 PPC aluminium louvres dark grey
6 Mid-grey coloured metal aluminium standing seam roof
7 PPC aluminium fascias and recess incorporating concealed rwp - dark grey
8 Lightweight aluminium brise soleil
9 Controlled signage zone within fenestration
10 Recessed stone mullion between paired windows

Notes

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Rev	Date	Init	Notes	Chkd
D	20-03-15	WK	Spandrel panels keyed	PB
C	03-02-15	WK	Revisions in response to advice from officers; annotation updated accordingly	PB
B	09-09-14	GJ	Basement outline updated. Trees added. Minor ammendments to elevations.	PB
A	13-08-14	GJ	Resi windows updated	PB

Client

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Project Title
Clifton Down Road

Drawing Title
Building Elevations Proposed
Sheet 1 of 2 - Materials

Scale	Sheet	Drawn	Checked	Date
1 : 100	A1	GJ	PB	04-08-14

Status	Project No.	
PLANNING	3396	
Drawing Reference	Drawing No.	Revision
	3000	D

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Rev	Date	Init	Notes	Chkd
A	09-02-15	WK	Balustrading and fenestration adjusted	PB

Client

Drawing Originator

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Project Title
Clifton Down Road

Drawing Title
Elevations - North & South - Colour

Scale	Sheet	Drawn	Checked	Date
1 : 100	A1	WK	WK	03/02/15

Status	Project No.	
PLANNING	3396	
Drawing Reference	Drawing No.	Revision
	3004	A

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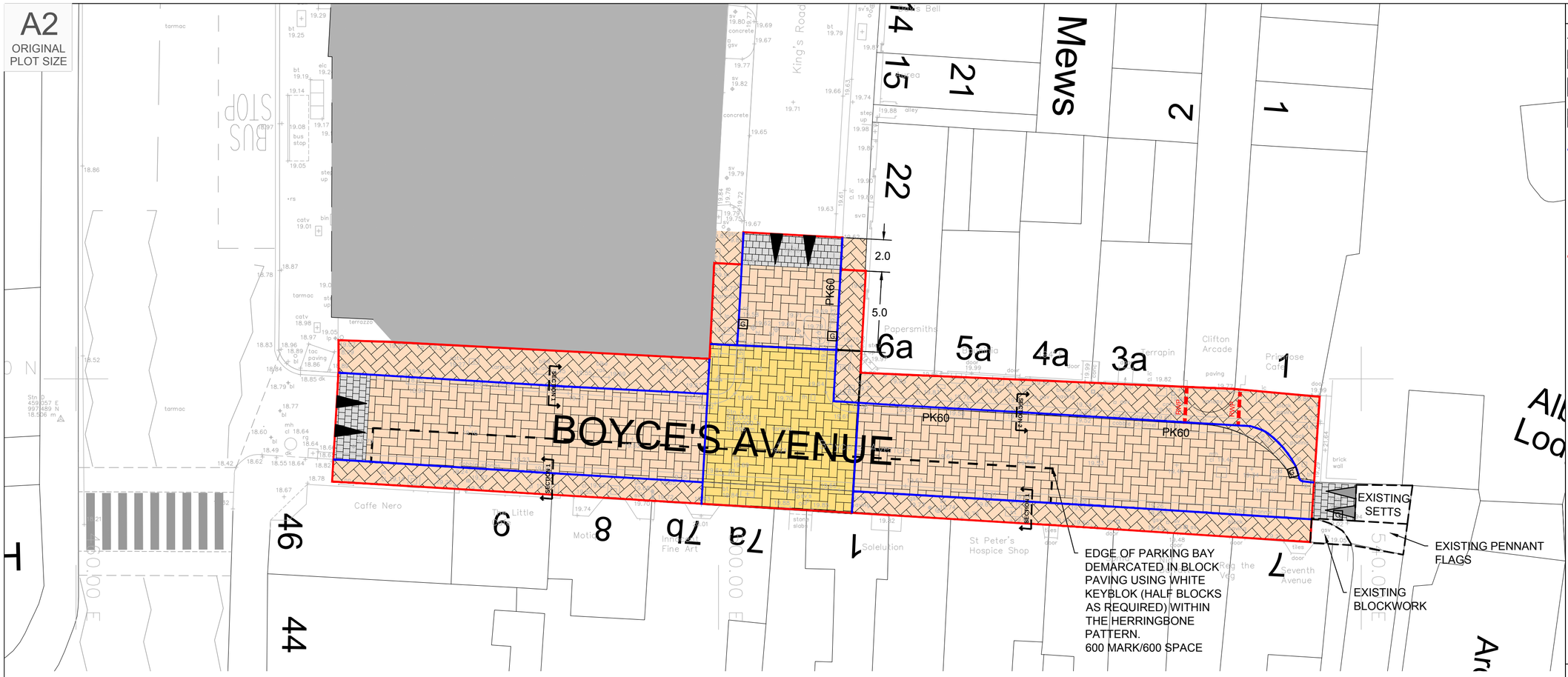
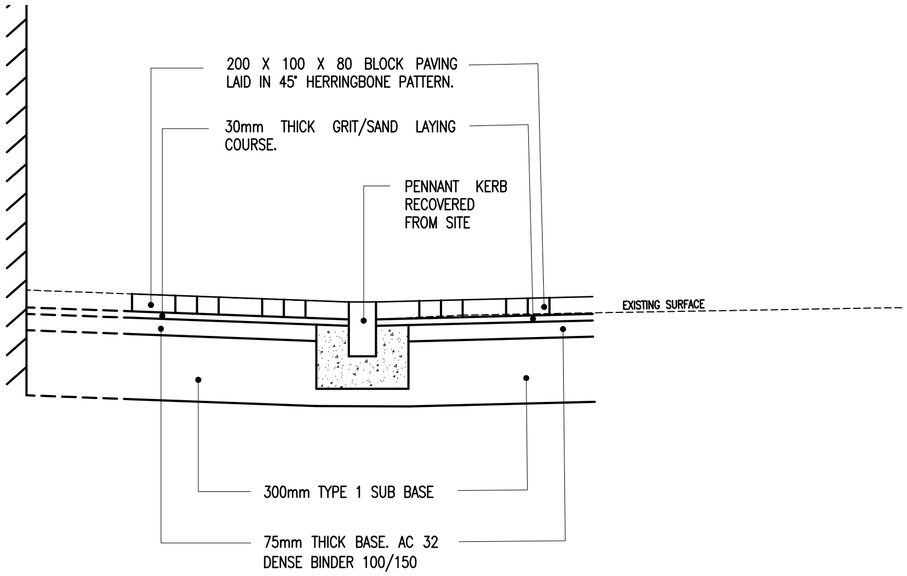
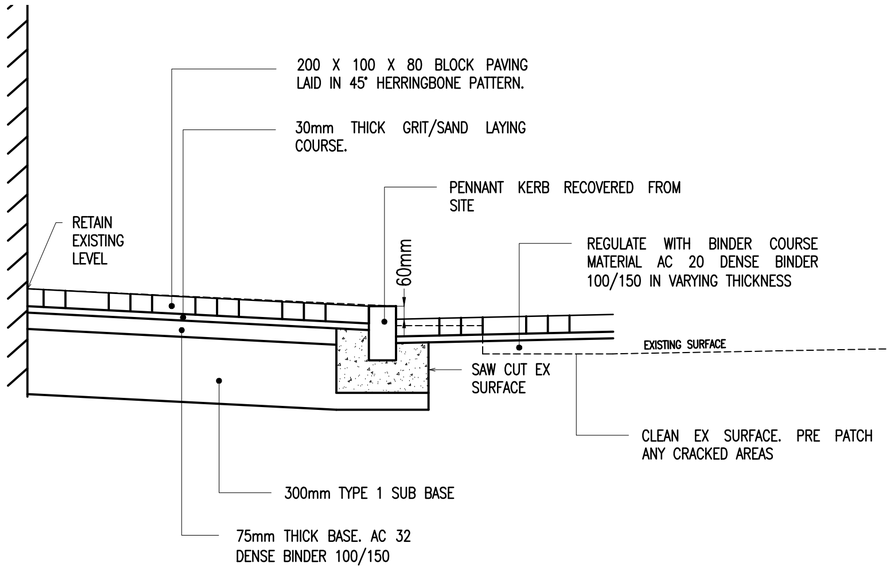
A2
ORIGINAL
PLOT SIZE



CONCEPT PLAN
Scale 1:200



TYPICAL DETAIL SECTION 1
Scale 1:20



TYPICAL DETAIL SECTION 2
Scale 1:20

INDICATIVE

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LEGEND

- 100 x 100 x 100 GRANITE SETT RAMP OVER 2m TO RAISE CARRIAGEWAY FLUSH WITH ADJACENT FOOTWAYS
- 200 x 100 x 80 BLOCK PAVING, COLOUR BURNT OCHRE, WITH DOUBLE STRETCHER COURSE, LAID AT 45°
- 200 X 100 X 80 BLOCK PAVING, COLOUR HARVEST, LAID AT 90° IN CARRIAGEWAY, 45° IN FOOTWAY
- PENNANT KERB RECOVERED FROM SITE. FLUSH FACE EXCEPT WHERE SHOWN PK60 (60mm FACE)
- RAMP FORMED IN SMA
- G RETAIN EXISTING GULLY. REPLACE GRATING WITH VICTORIA MESH PEDESTRIAN GRATING GRADE D400
- RAMP FORMED USING RECLAIMED CHANNEL SETTS FROM SITE
- RWP LAY / RECONNECT EXISTING RWP TO NEW LEVEL

Rev	Date	Details	Drawn by	Checked by	Approved by
A	11.02.15	Topographical Survey updated and typical details added. Block paving detail added and ramp amended.	NLT	PCP	PCP

Bristol
Cambridge
Cardiff
London
Welwyn Garden City

tpa Transport Planning Associates

32 Windsor Place
Cardiff
CF10 3BZ
029 2023 0303
www.tpa.uk.com

CLIENT:
THAT GROUP & ACORN PROPERTY DEVELOPMENT

PROJECT:
CLIFTON DOWN ROAD, CLIFTON

TITLE:
PUBLIC REALM CONCEPT PLAN

STATUS:
INFORMATION

SCALE:	DATE:	DRAWN:	CHECKED:	APPROVED:
As shown	08.09.14	LG	AJH	AHJ

JOB NO:	DRAWING NO:	REVISION:
1402-89	Figure 4.1	A

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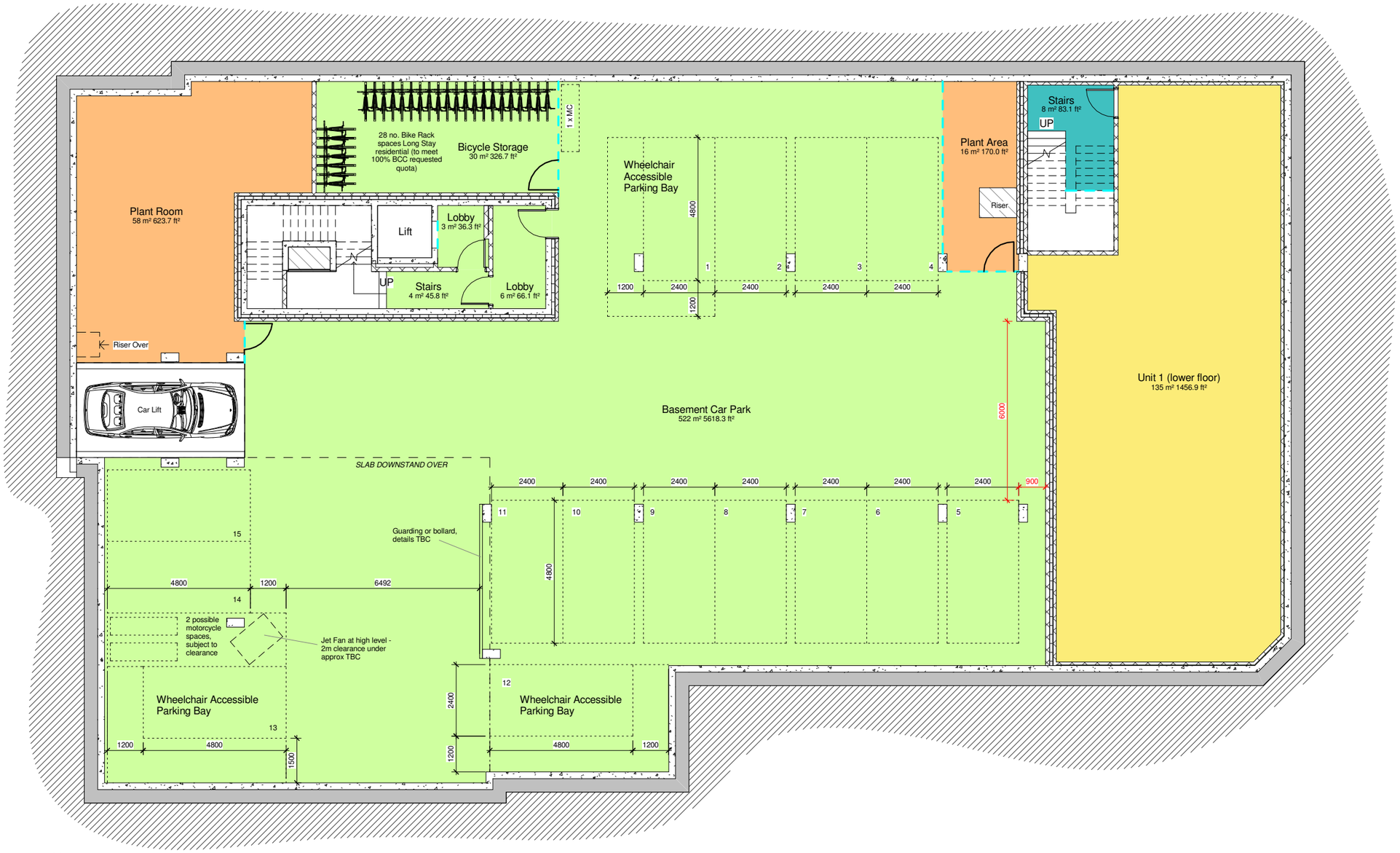

Key

- A3
- Plant
- Residential Communal
- Retail Communal

BASEMENT FLOOR PROPOSED

0 5 10 m

Notes

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Rev	Date	Init	Notes	Chkd
C	09-02-15	WK	Parking layout & compartment wall to Unit 1 revised	PB
B	26-01-15	WK	Parking layout revised, plant room located in NE corner, notes and dimensions added	PB
A	09-01-15	GJ	Updated in accordance with sketch proposals '20141103 3396 Clifton Down Rd AWW retail expansion sketches rev E.pdf'.	PB

North

Client

Drawing Originator

AWW inspired environments
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Bristol - Rivergate House, Bristol, BS1 6LS 0117 923 2535
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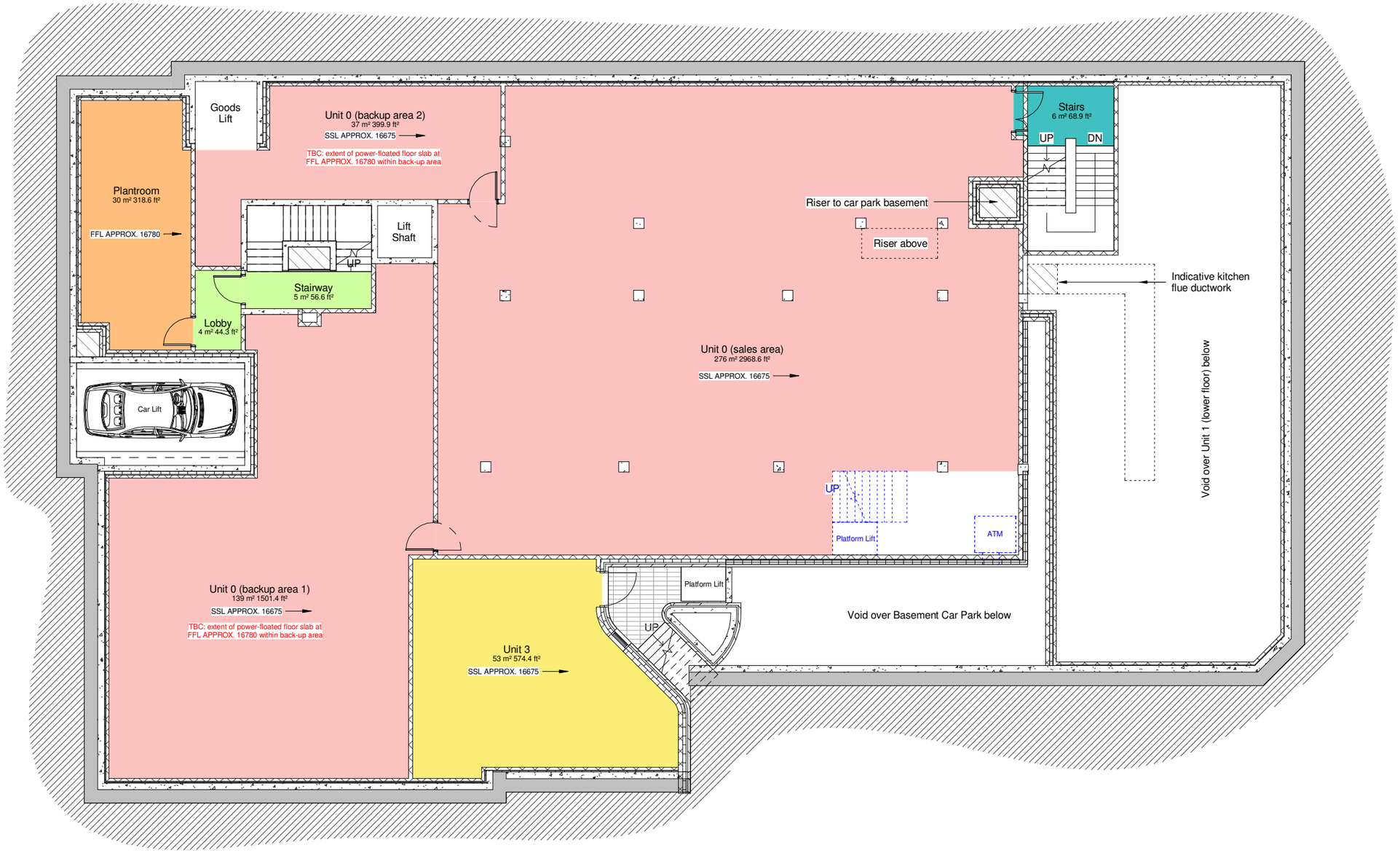
Project Title
Clifton Down Road

Drawing Title
Basement Floor 00 Plan Proposed

Scale	Sheet	Drawn	Checked	Date
1 : 100	A2	GJ	PB	03-09-14

Status	Project No.	
PLANNING	3396	
Drawing Reference	Drawing No.	Revision
	2099	C



Key

- A1
- A3
- Plant
- Residential Communal
- Retail Communal

Items part of unit 'Tenant Fit-out

LOWER GROUND FLOOR PROPOSED

0 5 10 m

Notes

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Rev	Date	Init	Notes	Chkd
E	09-02-15	WK	Unit 1 compartment wall revised, insulation added to Unit 0 ext wall, columns within Unit 0 revised, dry riser shown	PB
D	09-01-15	GJ	Updated in accordance with sketch proposals '20141103 3396 Clifton Down Rd AWW retail expansion sketches rev E.pdf'.	PB
C	14-08-14	GJ	Columns added	RF
B	13-08-14	GJ	Shop 0 layout updated further client request. Column positions updated.	PB
A	28-07-14	GJ	Residential Core updates	PB

North

Client

Drawing Originator

AWW inspired environments
London - 7 Birchin Lane, London, EC3V 9BW 020 7160 6000
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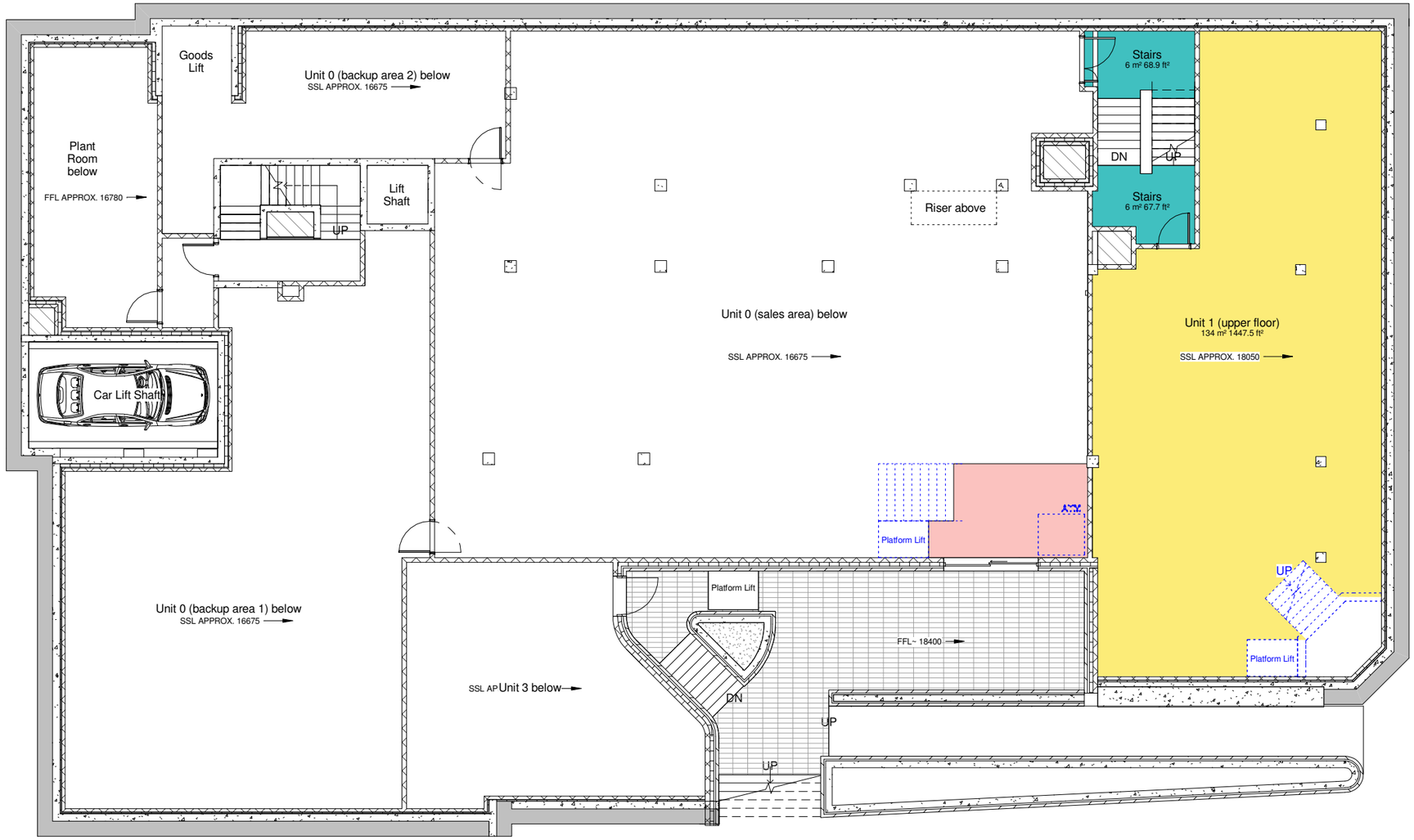
Project Title
Clifton Down Road

Drawing Title
Ground Floor 01 Plan Proposed

Scale	Sheet	Drawn	Checked	Date
1 : 100	A2	GJ	WK	09-07-14

Status	Project No.	
PLANNING	3396	
Drawing Reference	Drawing No.	Revision
	2100	E



Key

- A1
- A3
- Retail Communal

LOWER GROUND FLOOR PROPOSED

0 5 10 m

Notes

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Rev	Date	Init	Notes	Chkd
E	16-03-15	WK	Columns within Unit 0 revised, dry riser shown, accessible levels clarified	PB
D	09-01-15	GJ	Updated in accordance with sketch proposals '20141103 3396 Clifton Down Rd AWW retail expansion sketches rev E.pdf'.	PB
C	10-10-14	GJ	Updated annotations to platform lifts	PB
B	08-09-14	GJ	Lift motoroom added further info recieved from M+E Engineer. Bicycle Store re-located to car park basement. Car lift shaft added. Stairs between Shop 1 upper and lower levels re-configured to accomodate basement car park vent riser. Stair core stairs 'flipped' to provide seperating doors between floors further discussions with Building Control, stair core lobbies updated to accomodate. External Steps and lift to Shop 3 udpated to co-ordinate with Landscape Architects' latest info. Car park vent riser added in Plantroom.	PB
A	14-08-14	GJ	Columns added	RF

Client

Drawing Originator

inspired environments

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Bristol - Rivergate House, Bristol, BS1 6LS 0117 923 2535
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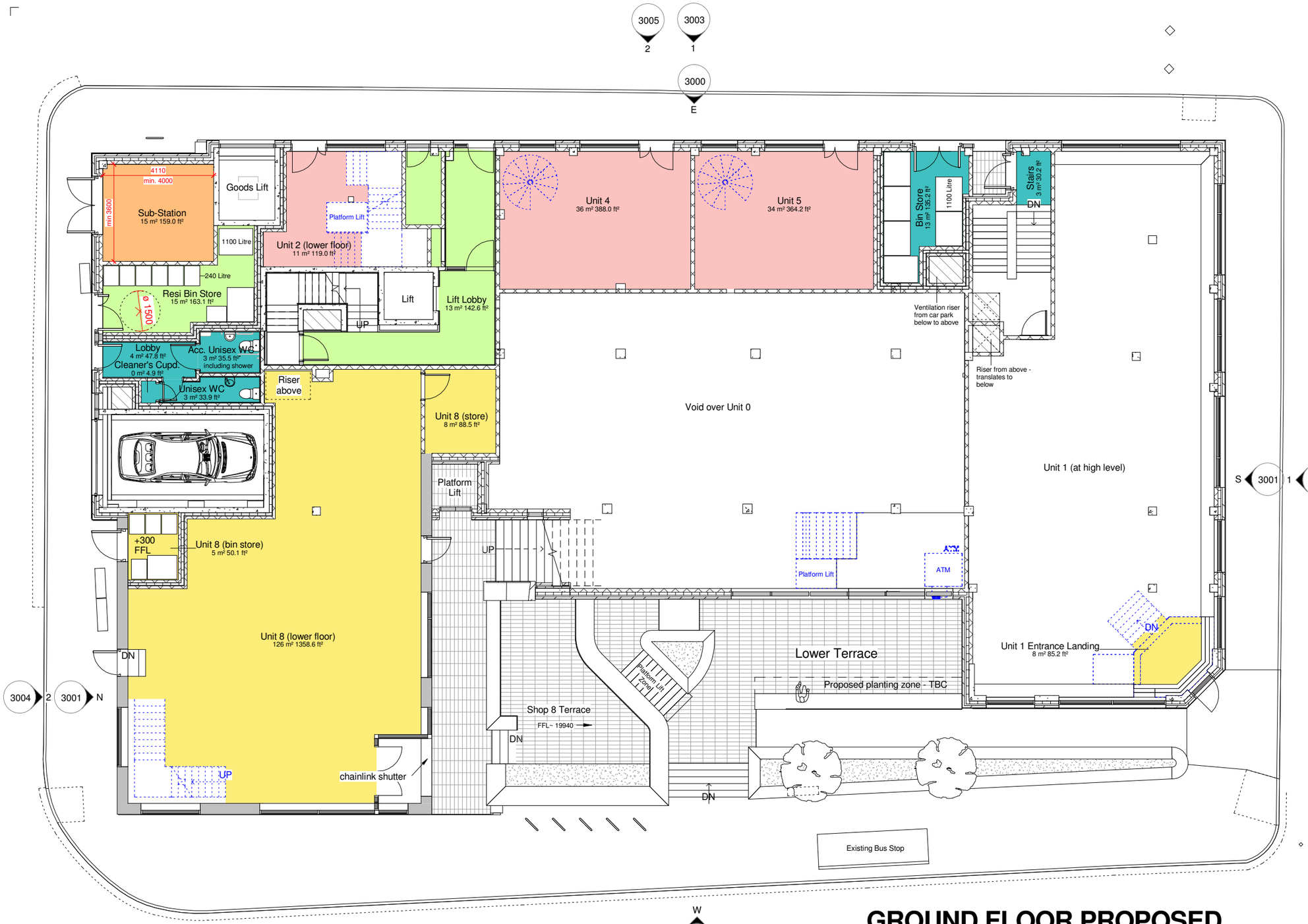
Project Title
Clifton Down Road

Drawing Title
Ground Floor 02 Plan Proposed

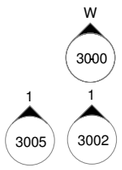
Scale	Sheet	Drawn	Checked	Date
1 : 100	A2	GJ	WK	04-08-14

Status	Project No.	
PLANNING	3396	
Drawing Reference	Drawing No.	Revision
	2101	E



Key

- A1
- A3
- Plant
- Residential Communal
- Retail Communal



GROUND FLOOR PROPOSED

0 5 10 m

Notes

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Rev	Date	Init	Notes	Chkd
L	16-03-15	WK	Columns within Unit 0 revised, dry riser shown	PB
K	09-02-15	WK	Shower added to staff WCs, gas meter room revised	PB
J	04-02-15	WK	Gas meter room & notes added	PB
I	14-01-15	WK	Notes revised and added, door shown to resi entrance	PB
H	09-01-15	GJ	Updated in accordance with sketch proposals '20141103 3396 Clifton Down Rd AWW retail expansion sketches rev E.pdf'.	PB
G	25-09-14	GJ	Sub-station updated to size agreed with WPD	PB
F	10-10-14	GJ	Updated annotations to platform lifts	PB
E	08-09-14	GJ	Sub-station doors + Goods lift shaft size increased further info recieved from M+E Engineer. Retailers' WCs added by car lift. Car lift added. Shop 2 platform lift zone added. Basement car park risers added. Courtyard updated to Landscape Architects' latest info.	PB
D	14-08-14	GJ	Door updated	RF
C	13-08-14	GJ	Platform lifts added, external graded path and terrace updated	PB
B	31-07-14	GJ	Resi core, Retail and retaining wall thickness updates	PB
A	28-07-14	GJ	Residential Core updates	PB

North

Client

Drawing Originator

inspired environments

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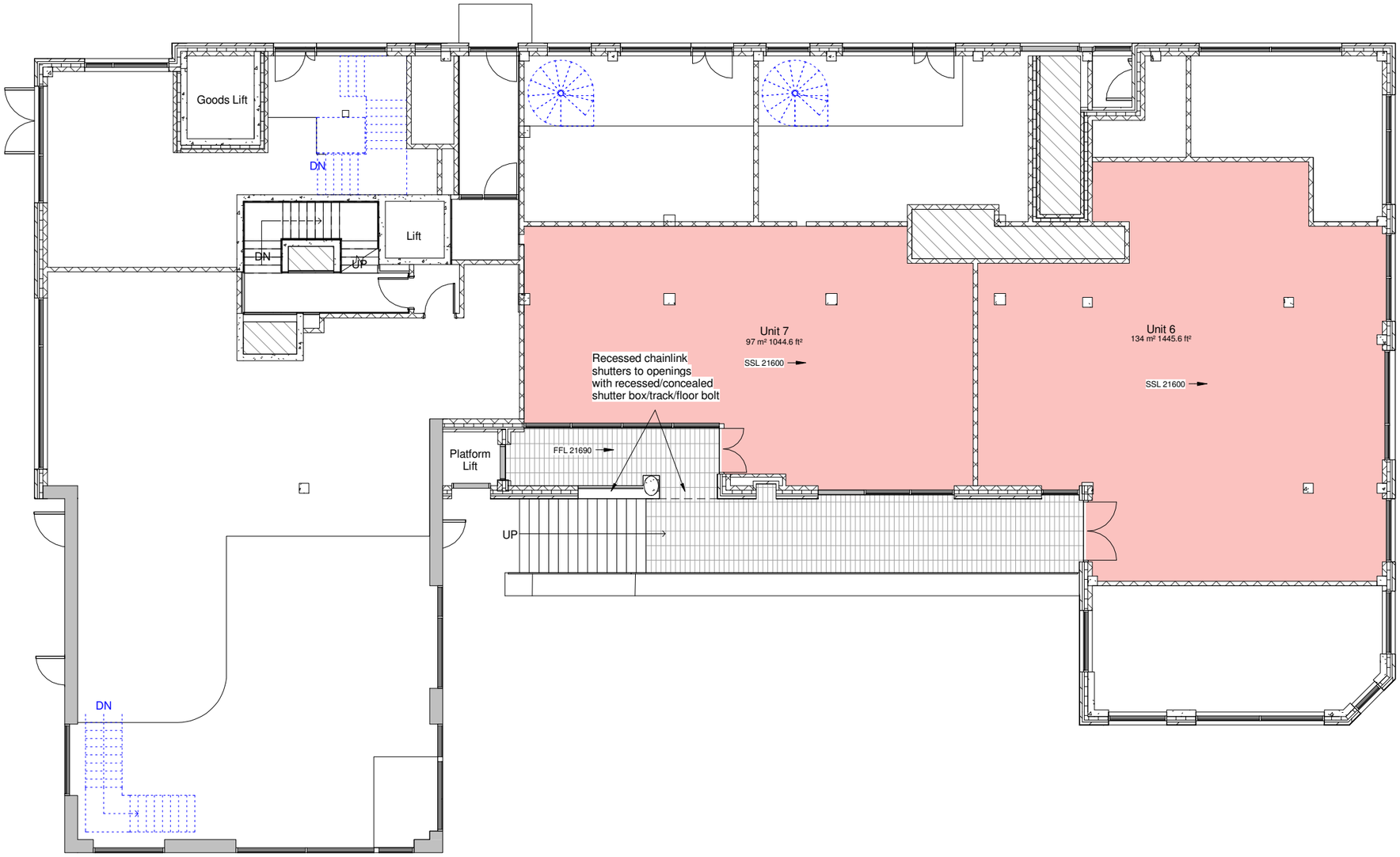
Project Title
Clifton Down Road

Drawing Title
Ground Floor 03 Plan Proposed

Scale	Sheet	Drawn	Checked	Date
1 : 100	A2	GJ	PB	03-07-14

Status	Project No.	
PLANNING	3396	
Drawing Reference	Drawing No.	Revision
	2102	L



UPPER GROUND FLOOR PROPOSED

0 5 10 m

Notes

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Key

A1

Rev	Date	Init	Notes	Chkd
E	20-03-15	WK	Dry riser shown, active areas clarified	PB
D	10-10-14	GJ	Updated annotations to platform lifts	PB
C	08-09-14	GJ	Shop 6 and Shop 7 extent updated further client request.	PB
B	13-08-14	GJ	Column positions updated.	PB
A	31-07-14	GJ	Resi core, Retail and retaining wall thickness updates	PB

North

Client

Drawing Originator

AWW inspired environments

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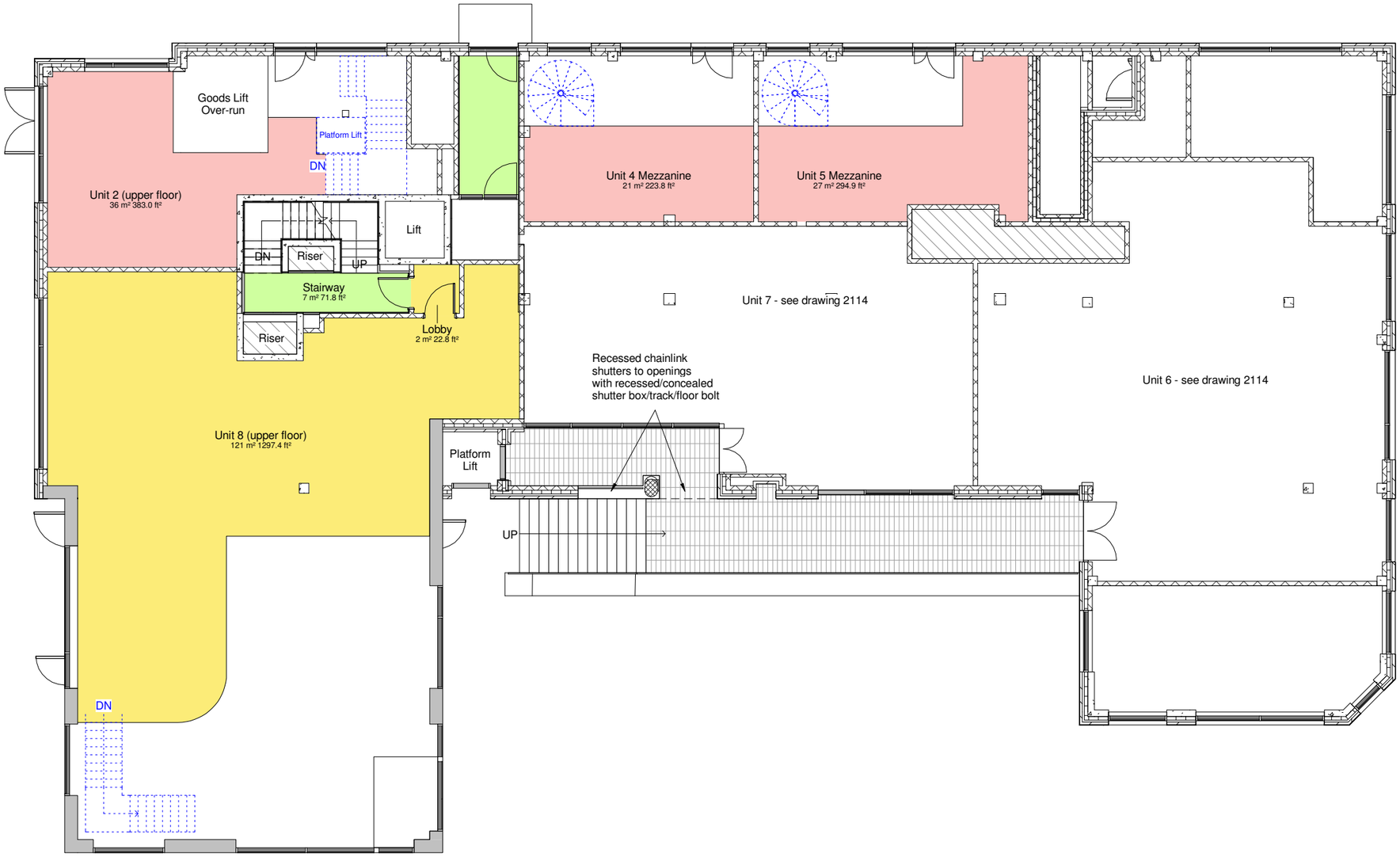
Project Title
Clifton Down Road

Drawing Title
Ground Floor 04 Plan Proposed

Scale	Sheet	Drawn	Checked	Date
1 : 100	A2	GJ	PB	09-07-14

Status	Project No.	
TENDER	3396	
Drawing Reference	Drawing No.	Revision
	2103	E



Key

- A1
- A3
- Residential Communal
- Items part of unit 'Tenant Fit-out

UPPER GROUND FLOOR PROPOSED

0 5 10 m

Notes

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Rev	Date	Init	Notes	Chkd
E	04-02-15	WK	Unit 2 floor area adjusted, terrace paving & Unit 7 entrance adjusted, areas updated	PB
D	09-01-15	GJ	Drawing status changed to Planning	PB
C	09-01-15	GJ	Updated in accordance with sketch proposals '20141103 3396 Clifton Down Rd AWW retail expansion sketches rev E.pdf'.	PB
B	08-09-14	GJ	Car Park extract run added to Shop 5 Mezz.	PB
A	13-08-14	GJ	Column positions updated.	PB

North

Client

Drawing Originator

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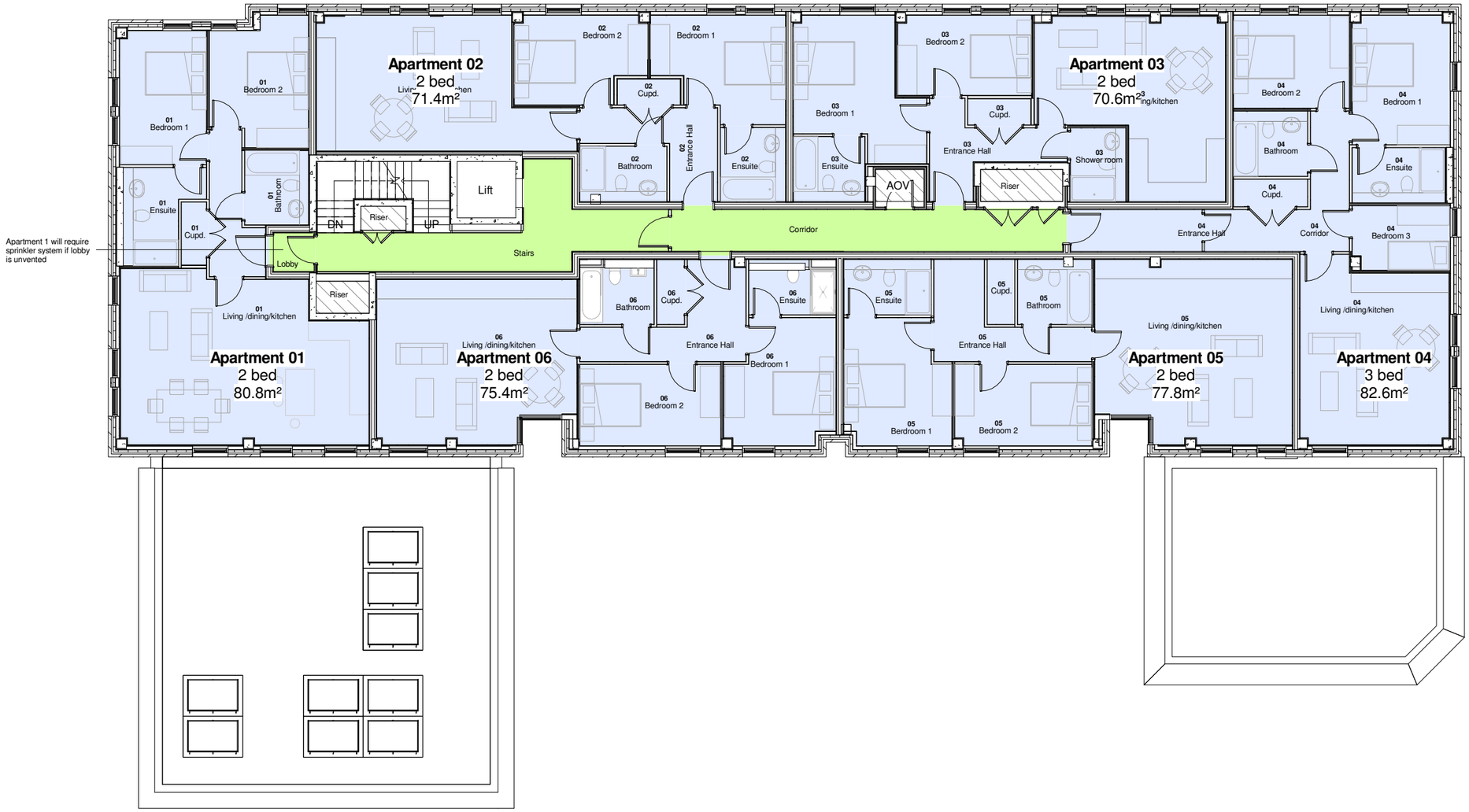
Project Title
Clifton Down Road

Drawing Title
Ground Floor 05 Plan Proposed

Scale	Sheet	Drawn	Checked	Date
1 : 100	A2	GJ	PB	04-08-14

Status	Project No.	
PLANNING	3396	
Drawing Reference	Drawing No.	Revision
	2104	E



FIRST FLOOR PROPOSED

0 5 10 m

Notes

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Rev	Date	Init	Notes	Chkd
G	04-02-15	WK	Cut-outs and window alterations completed, areas updated, drafting notes removed, planning status	PB
F	28-01-15	WK	Cut-outs and window alterations on west elev, window alterations on east, column adjustments	PB
E	17-11-14	JP	Flat 1 bedroom and ensuite doors rearranged. Living space rearranged. Flat 2 living space rearranged. Flat 3 store moved to opposite side of corridor and entrances to bathroom and bedroom amended. Flats 5 & 6 living spaces rearranged.	PB
D	14-10-14	GJ	Corridors updated to elminate need for sprinklers to residential areas of the building. Apartment layouts updated to accomodate as highlighted.	PB
C	18-09-14	GJ	Updated shower tray size to 800x1400 further client request	PB
B	08-09-14	GJ	Julliet Baclonies removed further client request. Stairs 'flipped' (see lower floor rev. notes)	PB
A	13-08-14	GJ	Layouts updated further core updates, client comments. Window positions updated to reflect latest building elevations	PB

North

Client

Drawing Originator

AWW inspired environments

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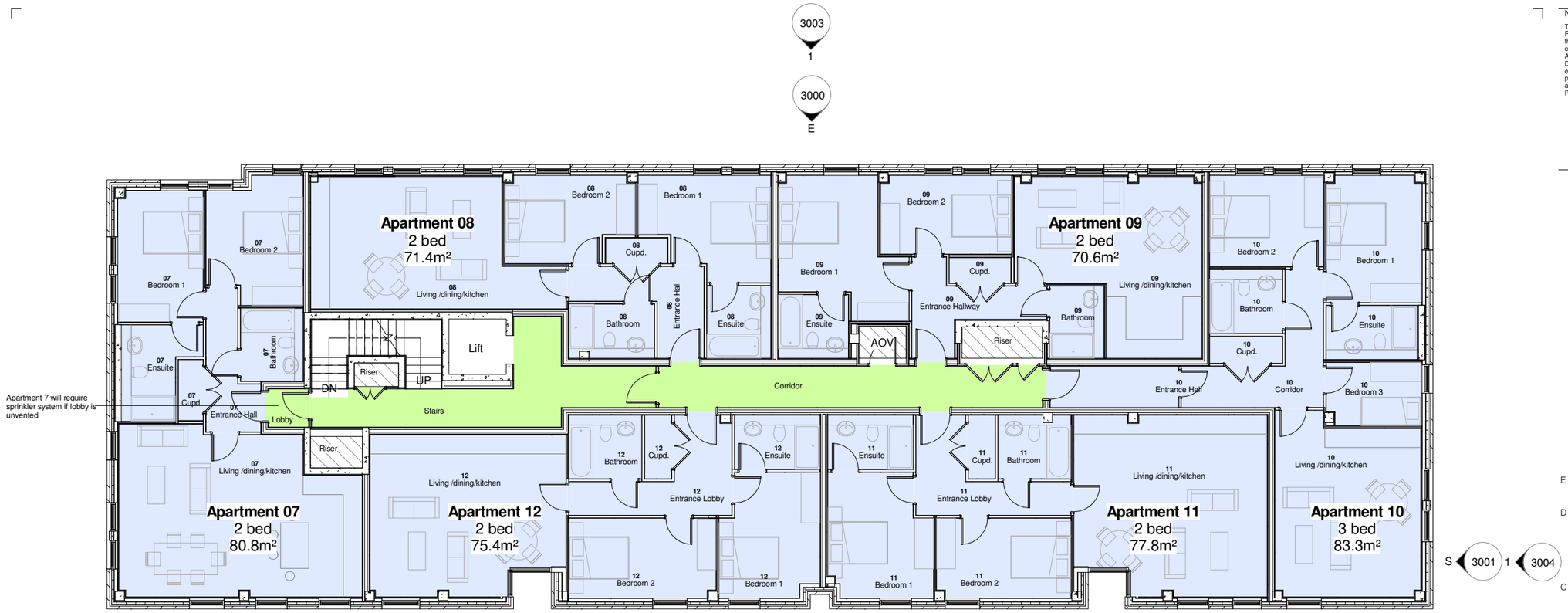
Project Title
Clifton Down Road

Drawing Title
First Floor Plan Proposed

Scale	Sheet	Drawn	Checked	Date
1 : 100	A2	GJ	PB	03-07-14

Status	Project No.	
PLANNING	3396	
Drawing Reference	Drawing No.	Revision
	2105	G



Apartment 7 will require sprinkler system if lobby is unvented

SECOND FLOOR PROPOSED

0 5 10 m

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Rev	Date	Init	Notes	Chkd
E	04-02-15	WK	Cut-outs added to west elevation, window positions altered, column and area adjustments to suit	PB
D	17-11-14	JP	Flat 7 bedroom and ensuite doors rearranged. Living space rearranged. Flat 8 living space rearranged. Flat 9 store moved to opposite side of corridor and entrances to bathroom and bedroom amended. Flats 11 & 12 living spaces rearranged.	PB
C	14-10-14	GJ	Corridors updated to elminate need for sprinklers to residential areas of the building. Apartment layouts updated to accomodate as highlighted.	PB
B	18-09-14	GJ	Updated shower tray size to 800x1400 further client request	PB
A	08-09-14	GJ	Julliet Baclonies removed further client request. Stairs 'flipped' (see lower floor rev. notes)	PB

North

Client

Drawing Originator

AWW inspired environments

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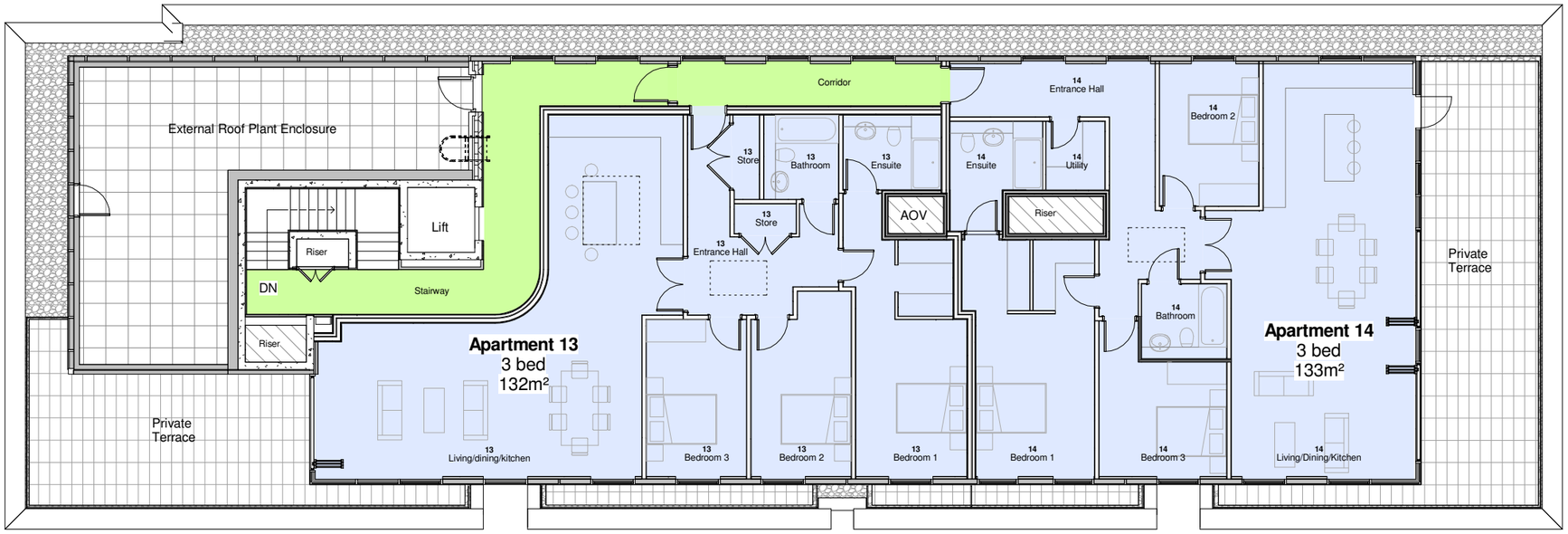
Project Title
Clifton Down Road

Drawing Title
Second Floor Plan Proposed

Scale	Sheet	Drawn	Checked	Date
1 : 100	A2	GJ	PB	05-08-14

Status	Project No.	
PLANNING	3396	
Drawing Reference	Drawing No.	Revision
	2106	E



THIRD FLOOR PROPOSED

0 5 10 m

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Rev	Date	Init	Notes	Chkd
H	23-02-15	WK	Linings & dry riser added; fenestration adjusted to suit layout	PB
G	09-02-15	WK	Terraces, glass balustrading revised; access door added to plant area	PB
F	04-02-15	WK	Plant enclosure wall detail added, terraces extended, areas updated	PB
E	17-11-14	JP	Flat 13 living space reduced and terrace increased. Entrace hall area rearranged. Party wall line between 13 and 14 altered. Flat 14 bedroom 1, ensuite and utility amended.	PB
D	14-10-14	GJ	Corridors updated to elminate need for sprinklers to residential areas of the building. Apartment layouts updated to accomodate as highlighted. Location of Curtain walling to Apartments re-positioned to co-ordinate with parapet detail requirements, internal areas maintained as best possible as agreed with client.	PB
C	18-09-14	GJ	Updated shower tray size to 800x1400 further client request	PB
B	08-09-14	GJ	Doors to corridor added further discussions with Building Control. Doors to ext. Plant enclosure updated to accomodate ladder to roof.	PB
A	13-08-14	GJ	Layouts updated further core updates, client comments. Window positions updated to reflect latest building elevations	PB

North

Client

Drawing Originator

inspired environments

London - 7 Birchin Lane, London, EC3V 9BW 020 7160 6000
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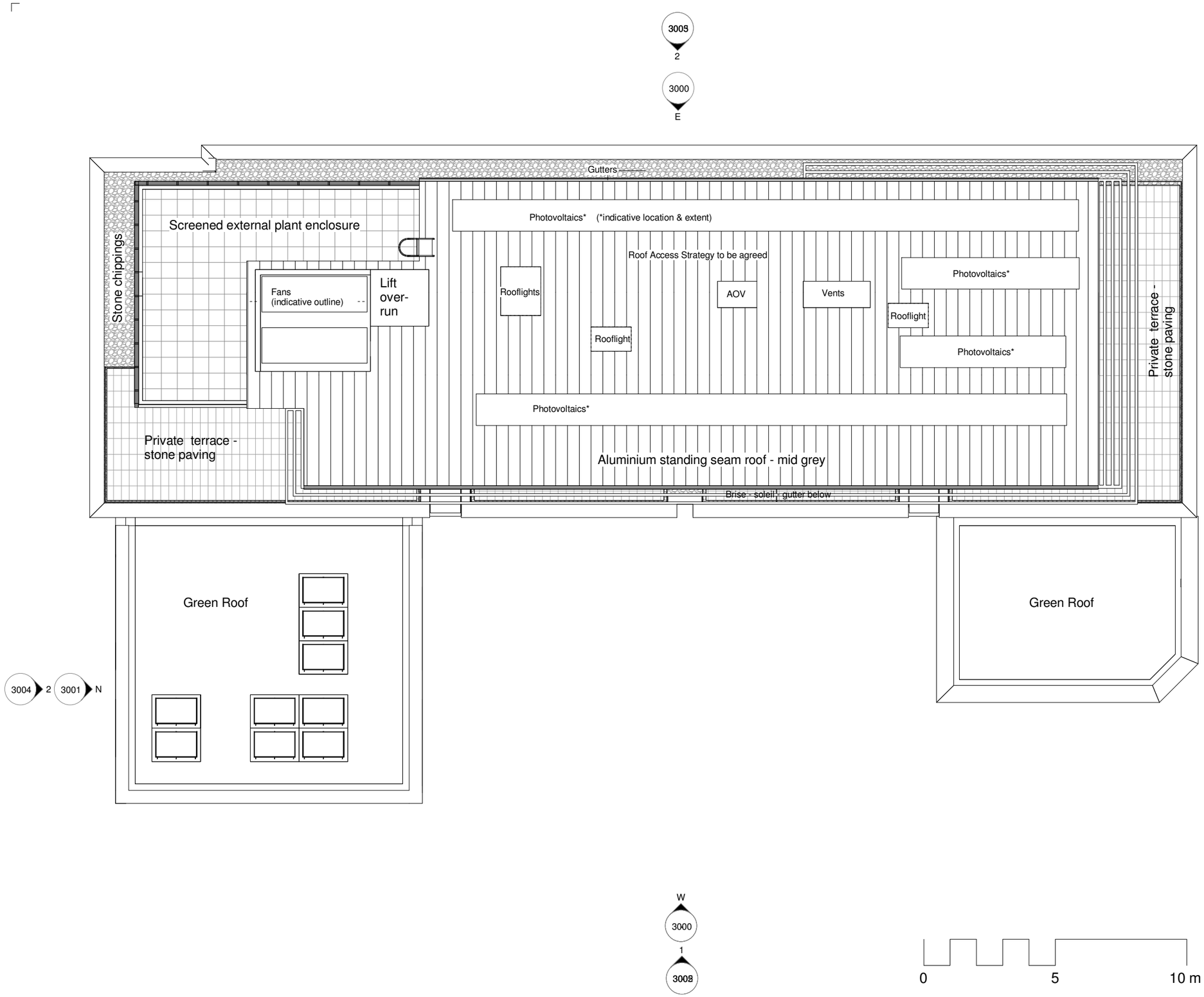
Project Title
Clifton Down Road

Drawing Title
Third Floor Plan Proposed

Scale	Sheet	Drawn	Checked	Date
1 : 100	A2	GJ	PB	04-07-14

Status	Project No.	
PLANNING	3396	
Drawing Reference	Drawing No.	Revision
	2107	H



Notes

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Rev	Date	Init	Notes	Chkd
D	23-02-15		Rooflights revised to align with below; gutters shown	
C	09-02-15	WK	Terraces revised below	PB
B	04-02-15	WK	Plant enclosure wall detail & brise soleil added, terraces extended, notes updated	PB
A	09-09-14	GJ	Roof Plant added	PB

North

Client

Drawing Originator

AWW inspired environments

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Project Title
Clifton Down Road

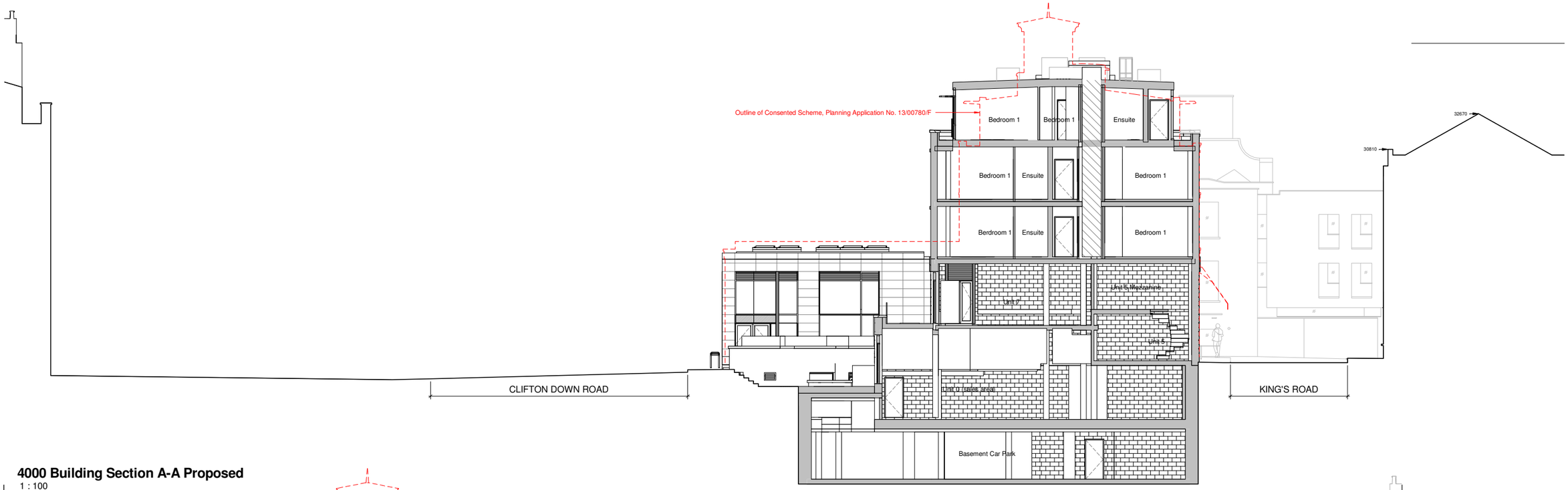
Drawing Title
Roof Plan Proposed

Scale	Sheet	Drawn	Checked	Date
1 : 100	A2	GJ	PB	13-08-14

Status	Project No.	
PLANNING	3396	
Drawing Reference	Drawing No.	Revision
	2108	D

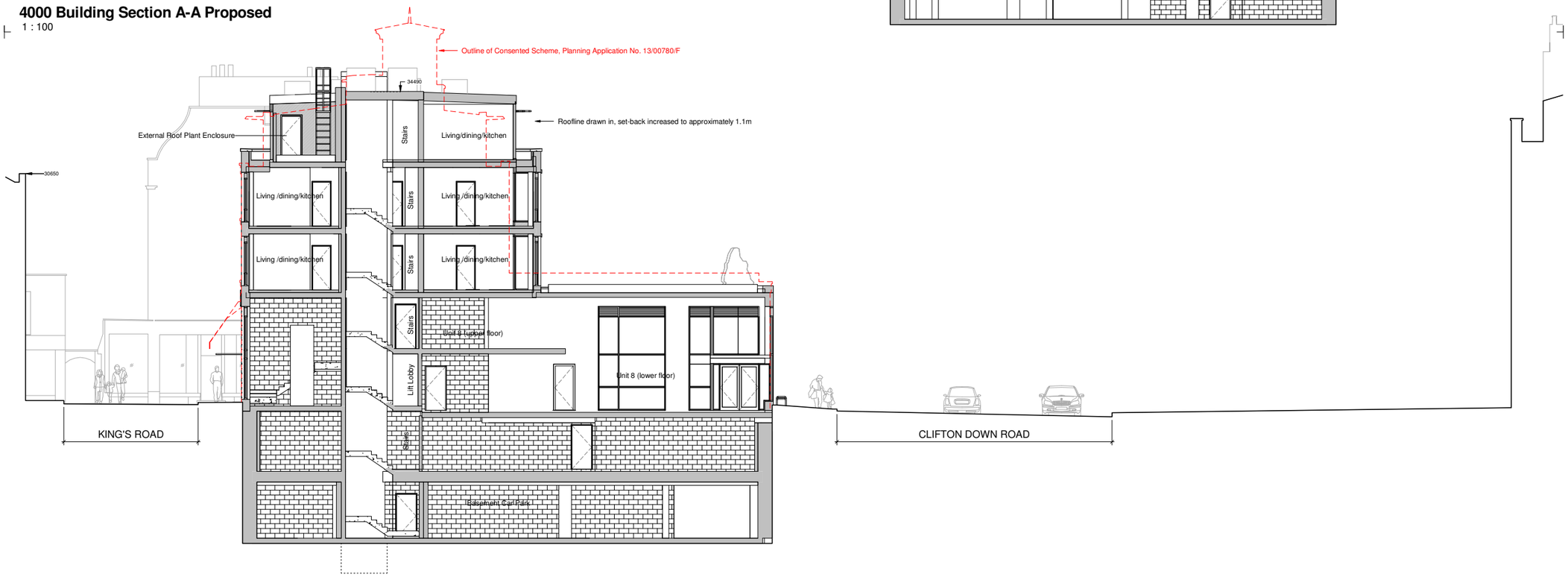
4000 Building Section B-B Proposed

1 : 100



4000 Building Section A-A Proposed

1 : 100



Notes

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Rev	Date	Init	Notes	Chkd
C	04-02-15	WK	Updated in line with elevation & plan revisions, including increased rooftop set-back	PB
B	09-01-15	GJ	Updated in accordance with sketch proposals "20141103 3396 Clifton Down Rd AWW retail expansion sketches rev E.pdf".	PB
A	09-09-14	GJ	Car Park Basement added.	PB

Client

Drawing Originator

AWW inspired environments

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Project Title

Clifton Down Road

Drawing Title

Building Section A-A + B-B Proposed

Scale	Sheet	Drawn	Checked	Date
1 : 100	A1	GJ	PB	09-07-14

Status	Project No.	
PLANNING	3396	
Drawing Reference	Drawing No.	Revision
	4000	C